

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-36 -- FONTANA ADDITION

OWNER/APPLICANT: Socora Homes, Inc., 727 N. Waco, Ste. 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, 303 S. Topeka, Wichita, KS 67202

LOCATION: East side of 119th St. West, North side of 29th St. North

SITE SIZE: 137.5 Acres

NUMBER OF LOTS

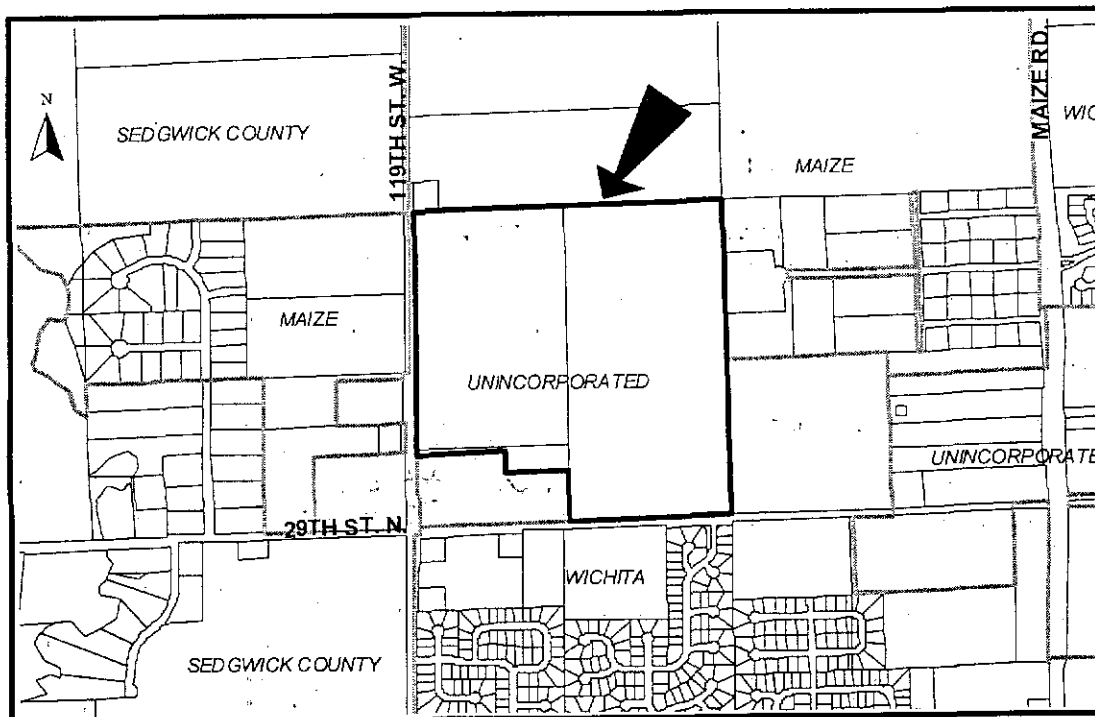
Residential:	276
Office:	
Commercial:	
Industrial:	
Total:	<u>276</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



150
276/9000

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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan.
- E. The street right-of-way on 119th St. West needs to be 65 feet, which Sedgwick County previously purchased.
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. County Engineering has requested a guarantee for paving of right and left turn lanes on 119th St. at Fontana. Traffic Engineering has requested petition for left and right turn lanes along 29th North.
- G. Traffic Engineering has requested additional street right-of-way along Fontana (66-ft) which functions as a collector.
- H. Traffic Engineering has requested contingent traffic improvements to Fontana (e.g. traffic calming devices).
- I. Traffic Engineering has requested a street stub to the east for in order to provide for connection with potential subdivision of the adjacent property.
- J. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- K. The plat's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.
- L. The parking areas adjoining Reserves K and L need be included as "parking easements" within the Reserves. The easements need to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

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- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- O. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- P. City Fire Department needs to comment on the street length of Fontana Ct serving Lots 19 to 40, Block 1. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed.
- Q. In accordance with the City Fire Department access standards, a 20-ft roadway for ingress and 24-ft roadway for egress is needed at the Sonoma entrance.
- R. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- S. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- T. GIS needs to comment on the plat's street names. *New street names are needed as denoted on the Engineer's copy of the plat.*
- U. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- Y. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Z. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- DD. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR FONTANA

PNT. #

1967	North: 25274.3636	East : 17360.1986
	Line Course: S88°49'04"W Length: 1330.88'	
1501	North: 25246.9046	East : 16029.6023
	Line Course: N00°30'19"E Length: 389.01'	
1506	North: 25635.9045	East : 16033.0329
	Line Course: S88°49'04"W Length: 520.00'	
1545	North: 25625.1757	East : 15513.1436
	Line Course: N00°30'19"E Length: 185.70'	
1548	North: 25810.8650	East : 15514.7811
	Line Course: S88°49'04"W Length: 725.07'	
1623	North: 25795.9051	East : 14789.8624
	Line Course: N00°30'19"E Length: 2021.10'	
321	North: 27816.9269	East : 14807.6858
	Line Course: N89°02'03"E Length: 2526.56'	
203	North: 27859.5150	East : 17333.8852
	Line Course: S00°35'00"E Length: 2585.29'	
1967	North: 25274.3603	East : 17360.2058

Perimeter: 10283.61' Area: 5,989,036 sq. ft. 137.48 acres