

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2005-94 -- FONTANA 2nd 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 of 119th St. West, North of 29th St. North

**SITE SIZE:** 32.7 acres

**NUMBER OF LOTS**

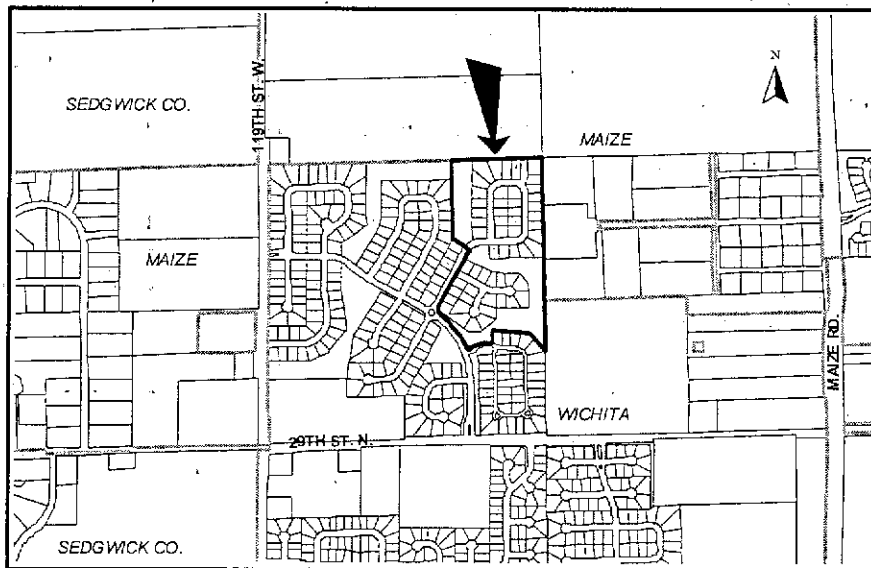
Residential:	44
Office:	
Commercial:	
Industrial:	
Total:	<u>44</u>

**MINIMUM LOT AREA:** 15,480 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Fontana Addition. The size of the lots has been increased and the number of lots reduced from 56 to 44 lots. The street layout has been revised to include a vacation of a stub to the north.

**STAFF COMMENTS:**

- A. Petitions have been provided with Fontana Addition for sewer, water, drainage and paving improvements. City Engineering has requested new guarantees.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. The plat's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.
- D. Traffic Engineering and City Fire Department need to comment on the revised street layout which includes vacation of a stub extending to the north. Traffic Engineering and City Fire Department have approved the street layout.
- E. 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.
- F. 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.
- G. 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.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 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.
- I. GIS needs to comment on the plat's street names. Lots 9 - 14, Block 1 need labelled as "Fontana Cir".
- J. The portions of the streets being vacated and replatted need to be included in the legal description.
- K. The plat'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.

**SUB 2005-94 -- One-Step Final Plat of FONTANA 2<sup>ND</sup> ADDITION**  
**September 15, 2005 - Page 3**

- L. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- S. 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.
- T. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

FINAL BOUNDARY CLOSURE FOR FONTANA 2<sup>ND</sup>

PNT.#  
203 North: 27859.5183 East : 17333.8809  
Line Course: S00°35'00"E Length: 1810.54'  
1951 North: 26049.0689 East : 17352.3119  
Line Course: N39°59'30"W Length: 223.77'  
1947 North: 26220.5077 East : 17208.4999  
Line Course: N86°05'51"W Length: 349.20'  
1940 North: 26244.2742 East : 16860.1123  
Line Course: S00°33'11"W Length: 115.66'  
1939 North: 26128.6216 East : 16858.9958  
Curve Length: 127.70' Radius: 216.00'  
Delta: 33°52'28" Tangent: 65.78'  
Chord: 125.85' Course: S85°42'14"W  
Course In: S12°38'28"W Course Out: N21°14'00"W  
RP North: 25917.8575 East : 16811.7255  
1407 North: 26119.1940 East : 16733.4976  
Line Course: S68°46'00"W Length: 116.39'  
1222 North: 26077.0410 East : 16625.0077  
Curve Length: 399.18' Radius: 746.77'  
Delta: 30°37'38" Tangent: 204.48'  
Chord: 394.45' Course: N37°46'29"W  
Course In: S67°32'20"W Course Out: N36°54'42"E  
RP North: 25791.7347 East : 15934.8887  
1223 North: 26388.8223 East : 16383.3866  
Curve Length: 108.70' Radius: 75.50'  
Delta: 82°29'16" Tangent: 66.20'  
Chord: 99.55' Course: N11°50'39"W  
Course In: N36°54'42"E Course Out: N60°36'01"W  
RP North: 26449.1892 East : 16428.7307  
1228 North: 26486.2520 East : 16362.9538  
Line Course: N29°23'59"E Length: 551.55'  
1375 North: 26966.7742 East : 16633.7103  
Curve Length: 42.86' Radius: 168.00'  
Delta: 14°37'05" Tangent: 21.55'  
Chord: 42.75' Course: N36°42'31"E  
Course In: S60°36'01"E Course Out: N45°58'57"W  
RP North: 26884.3032 East : 16780.0747  
2098 North: 27001.0429 East : 16659.2615  
Line Course: N45°58'57"W Length: 64.00'  
1835 North: 27045.5152 East : 16613.2374  
Line Course: N60°36'01"W Length: 137.51'  
1779 North: 27113.0186 East : 16493.4366  
Line Course: N00°35'00"W Length: 732.24'  
2087 North: 27845.2244 East : 16485.9825  
Line Course: N89°02'03"E Length: 848.02'  
203 North: 27859.5183 East : 17333.8809

Perimeter: 5,627.33' Area: 1,424,200.176 sq.ft. 32.695 acres