

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-40 - HARBOR ISLE 3RD ADDITION

OWNER/APPLICANT: Bachman Enterprises, Inc., 4647 N. Meridian, Wichita, KS 67204;
Harbor Properties, LLC, South Harbor LLC, 4647 N. Meridian,
Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS
67208

LOCATION: East side of Meridian, South of 53rd St. North

SITE SIZE: 196 acres

NUMBER OF LOTS

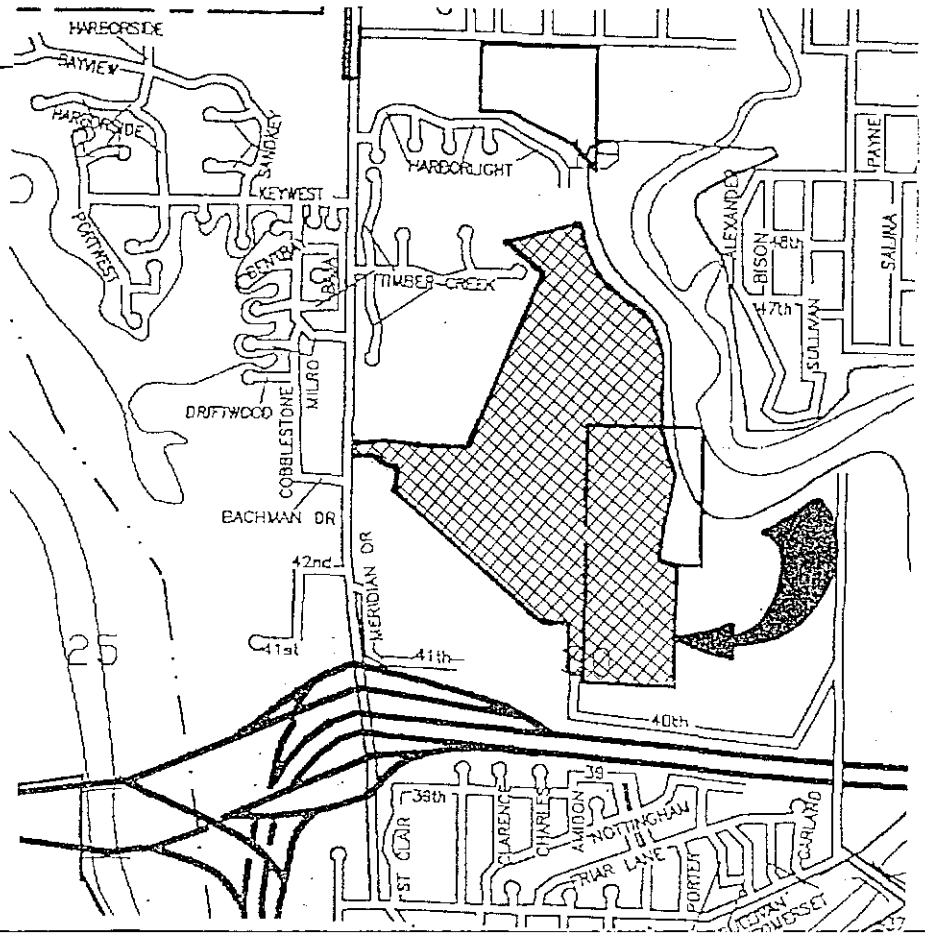
Residential:	221
Office:	
Commercial:	
Industrial:	
Total:	221

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The southeastern portion of this plat is zoned SF-20, Single-Family Residential and located in the County. Prior to this plat being submitted to the City Council, the site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted. The applicant also intends to request a zone change for multi-family units for a portion of the site. The plat connects with Harbor Isle 2nd to the north.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council, the entire site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer 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 Engineering** needs to comment on the status of the applicant's drainage concept.
- E. The applicant shall guarantee the paving of the proposed interior streets. As through-type streets, sidewalks will be required along one side of Sannibel Street, Banyun and Driftwood.
- F. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. If this plat is developed before Harbor Isle 2nd, a temporary cul-de-sac shall be constructed at the terminus of Sannibel to the north. A temporary easement will need to be established by separate instrument.
- H. **Traffic Engineering** should comment on any improvements needed to perimeter streets.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. 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.

- K. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- L. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- 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.
- 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. For those reserves being platted for walkway purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- P. Reserve A containing the lake, adjoins reserves in Harbor Isle 1st and 2nd Additions. All three of these reserves shall be owned and maintained by the same entity, and referenced as such in the plattor's text.
- Q. Lots 40, 44-48, 61-66, Block 2 exceed the maximum lot depth to width ratio and a modification will need to be approved.
- R. The median located at the entrance at Meridian shall be labeled as a reserve.
- S. **City Fire** shall comment on the length of Driftwood Circle (900 ft), Amidon Circle (900 ft) and Captiva (1700 ft) which exceed the 600-ft limit specified in the Subdivision regulations for cul-de-sac streets. MAPD recommends a redesign of the plat to reduce the length of Captiva; which may include a connection from Captiva to Amidon to the south to create a loop street with the benefit of an additional point of access.
- T. 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.

- U. In accordance with the Subdivision regulations, minimum building openings shall be referenced in NGVD and City Datum.
- V. **City Fire** shall comment on the names of the interior streets.
- W. The south line of Lot 66, Block 2, needs to be denoted in a bold line.
- X. 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.)
- Y. 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.
- Z. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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.
- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 7/8/99)

CASE NUMBER: S/D 99-40 -- HARBOR ISLE 3RD ADDITION

OWNER/APPLICANT: Bachman Enterprises, Inc., 4647 N. Meridian, Wichita, KS 67204; Harbor Properties, LLC, South Harbor LLC, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: East side of Meridian, South of 53rd St. North

SITE SIZE: 91.2 Acres

NUMBER OF LOTS

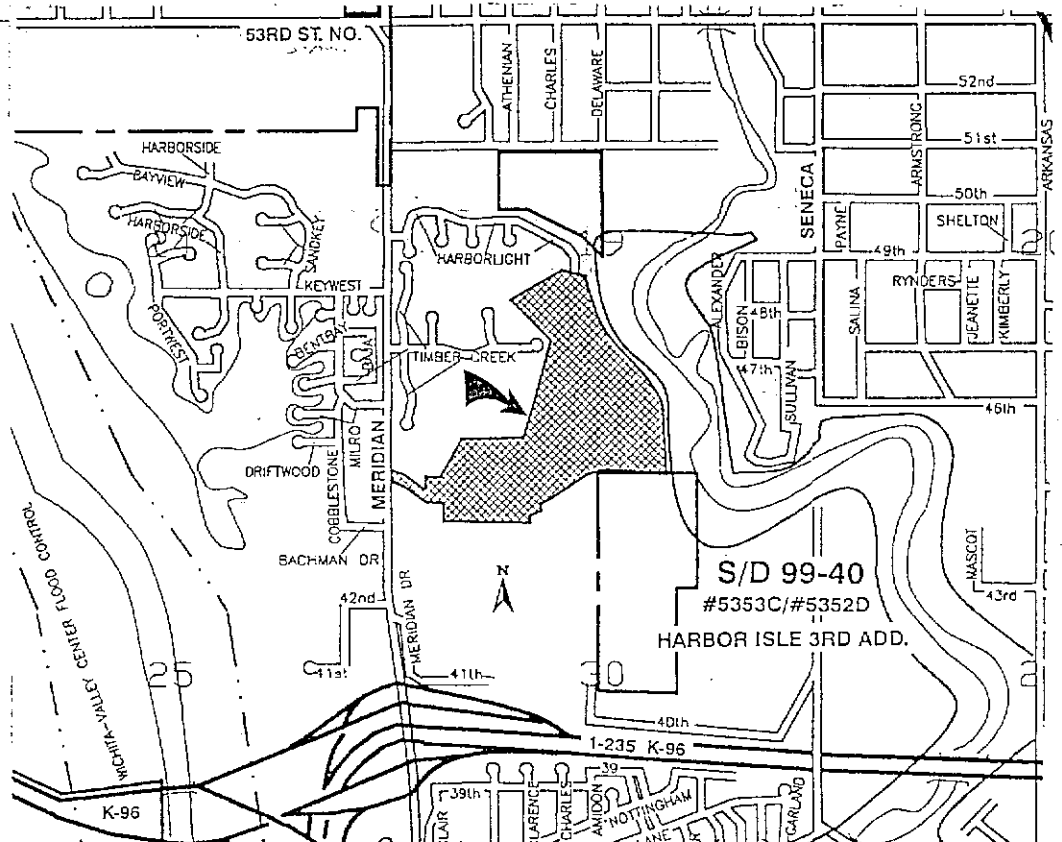
Residential:	99
Office:	
Commercial:	
Industrial:	
Total:	99

MINIMUM LOT AREA: 7,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: An overall preliminary plat was approved for this site on July 8, 1999. This first phase - which covers the northern portion of the overall preliminary plat - is consistent with the overall preliminary plat in regards to number and size of lots, and street layout. This plat connects with Harbor Isle 2nd to the north.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The applicant shall guarantee the paving of the proposed interior streets. As through-type streets, sidewalks will be required along one side of Sannibel and Driftwood.
- E. A temporary cul-de-sac shall be constructed at the terminus of Sannibel to the north. A temporary easement will need to be established by separate instrument.
- F. Traffic Engineering should comment on any improvements needed to perimeter streets. A left lane is required along Meridian at Driftwood.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. 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.
- I. 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.
- J. 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.

- K. For those reserves being platted for walkway purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. Lots 59-64, Block 1, exceed the maximum lot depth to width ratio and a modification will need to be approved. City Fire Department has required that the applicant shall submit a restrictive covenant limiting the buildings to be set back no greater than 150 feet from the front property line.
- M. 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.
- N. City Fire shall comment on the names of the interior streets. On Sheet 2, Driftwood Circle shall be renamed Driftwood Court.
- O. The recording information should be included for the Williams Natural Gas Company pipeline easement.
- P. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- Q. The platting binder indicates that the site's ownership includes an additional party. This name shall appear on the owner's signature block on the final plat tracing.
- R. 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.)
- S. 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.
- T. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.

- V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-51 -- REPLAT OF PART OF HARBOR ISLE THIRD ADDITION

OWNER/APPLICANT: Bachman Enterprises, Inc., 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: East of Meridian, South of 53rd St. North

SITE SIZE: 9.97 acres

NUMBER OF LOTS

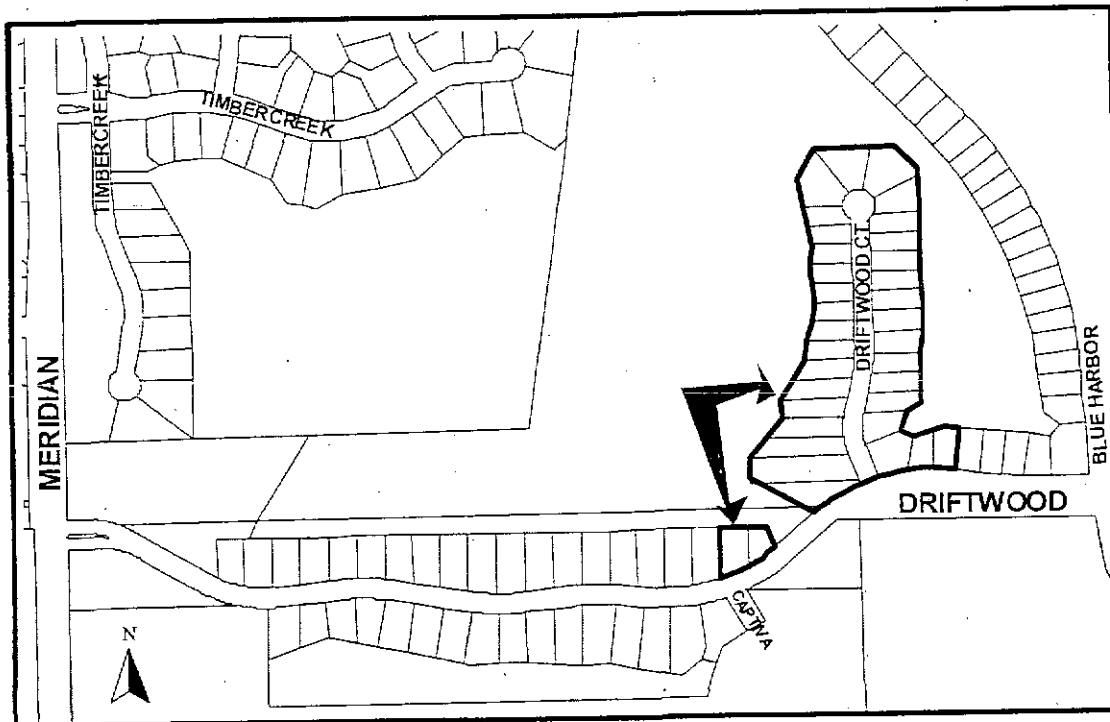
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 8,350 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-51 -- One-Step Final Plat of REPLAT OF PART OF HARBOR ISLE THIRD ADDITION
May 29, 2003 - Page 2

NOTE: This is a replat of a portion of Harbor Isle Third Addition. The street layout has not changed; however the width of the lots has been increased to create 12 fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Petitions have been provided with Harbor Isle 3rd Addition for sewer, water and paving improvements. City Engineering needs to comment on the need for providing new guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering requests a minimum pad elevation.
- D. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- E. 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.
- F. Lot 21 needs to be renumbered as Lot 1, Block 2.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platting 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.
- I. 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.)
- J. 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.
- K. 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.

SUB 2003-51 -- One-Step Final Plat of REPLAT OF PART OF HARBOR ISLE THIRD ADDITION
May 29, 2003 - Page 3

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY

HARBOR ISLE 3RD ADDITION

JANUARY 11, 2000

Arc Length: 916.85	Radius: 1357.40	Delta: -38-42-00
Course: N 41-56-40 W	Distance: 519.82	
Arc Length: 521.47	Radius: 533.37	Delta: 56-01-03
Course: N 75-54-25 W	Distance: 189.84	
Course: S 71-20-29 W	Distance: 971.59	
Course: S 46-31-26 E	Distance: 501.41	
Course: S 07-55-35 W	Distance: 1252.08	
Course: S 89-59-30 W	Distance: 672.28	
Course: S 31-26-28 W	Distance: 369.20	
Course: S 89-59-18 W	Distance: 100.00	
Course: S 00-00-42 E	Distance: 123.33	
Arc Length: 46.59	Radius: 368.00	Delta: 7-15-14
Course: N 57-54-00 W	Distance: 235.59	
Arc Length: 168.14	Radius: 300.00	Delta: -32-06-42
Course: S 89-59-18 W	Distance: 100.32	
Course: S 00-00-30 E	Distance: 20.00	
Course: S 00-26-47 E	Distance: 70.00	
Course: N 89-59-18 E	Distance: 137.19	
Arc Length: 140.11	Radius: 250.00	Delta: 32-06-42
Course: S 57-54-00 E	Distance: 182.65	
Press any key for more...		
Arc Length: 240.71	Radius: 432.00	Delta: -31-55-32
Course: S 00-10-29 W	Distance: 310.67	
Course: S 90-00-00 E	Distance: 1349.70	
Course: N 16-16-56 E	Distance: 164.56	
Course: N 59-17-24 E	Distance: 153.28	
Course: N 30-42-36 W	Distance: 113.74	
Arc Length: 114.60	Radius: 532.00	Delta: -12-20-32
Course: N 52-53-54 E	Distance: 227.15	
Arc Length: 117.00	Radius: 418.00	Delta: 16-02-12
Arc Length: 210.39	Radius: 418.00	Delta: 28-50-18
Course: S 82-13-36 E	Distance: 177.56	
Arc Length: 129.72	Radius: 1032.00	Delta: -7-12-07
Course: S 89-25-43 E	Distance: 200.64	
Course: N 03-14-40 W	Distance: 419.09	

Perimeter: 11167.27

Area: 3977549.62 91.31 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.011 Course: S 22-21-28 W

**Boundary Closure
Replat of Part of Harbor Isle 3rd Addition**

September 30, 2003

Course: N 82-13-36 W	Distance: 22.58	
Arc Length: 377.51	Radius: 482.00	Delta: -44-52-30
Course: S 52-53-54 W	Distance: 227.15	
Arc Length: 154.68	Radius: 468.00	Delta: 18-56-11
Course: N 00-00-42 W	Distance: 159.93	
Course: N 89-59-18 E	Distance: 146.96	
Course: S 38-59-05 E	Distance: 64.31	
Course: N 52-53-54 E	Distance: 98.71	
Course: N 57-08-53 W	Distance: 225.35	
Course: N 00-05-58 E	Distance: 64.60	
Course: N 40-41-58 E	Distance: 157.77	
Course: N 07-04-46 W	Distance: 60.46	
Course: N 33-12-19 E	Distance: 143.44	
Course: N 03-40-17 E	Distance: 60.12	
Course: N 20-23-01 E	Distance: 64.01	
Course: N 07-40-14 E	Distance: 60.54	
Course: N 09-00-11 W	Distance: 60.75	
Course: N 00-48-56 W	Distance: 60.01	
Course: N 05-28-48 E	Distance: 60.28	
Course: N 10-41-28 W	Distance: 210.34	
Course: N 30-58-49 E	Distance: 105.96	
Course: N 89-31-33 E	Distance: 244.87	
Course: S 43-09-56 E	Distance: 97.86	
Course: S 00-06-35 E	Distance: 506.15	
Course: S 03-21-05 W	Distance: 226.81	
Course: S 60-31-54 W	Distance: 47.94	
Course: S 16-12-29 W	Distance: 62.47	
Course: S 61-48-53 E	Distance: 39.94	
Course: N 73-55-53 E	Distance: 104.25	
Course: S 82-13-36 E	Distance: 42.79	
Course: S 07-46-24 W	Distance: 134.96	

Perimeter: 4093.50

Area: 434396.66 9.97 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.011 Course: N 49-10-08 W

Precision 1: 362694.61



POE & ASSOCIATES, INC.

5940 E. Central, Suite 200
Wichita, Kansas 67208

CONSULTING ENGINEERS

(316) 685-4114
FAX: (316) 685-4444

May 13, 2003

Vicky Huang, P.E.
Public Works - Subdivision Engineering
City of Wichita
City Bldg. - 7th floor, 455 N. Main
Wichita, Kansas 67202

Re: Replat of Part of Harbor Isle 3rd Addition

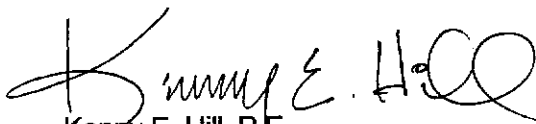
Dear Vicky:

We have enclosed 2 copies each of the Lot Grading and Drainage Plan for the captioned addition.

Please review and inform the planning department if they are satisfactory.

Sincerely,

Poe and Associates of Kansas, Inc.


Kenny E. Hill, P.E.
Vice President

RECEIVED
MAY 14 2003
CITY - ENGINEERING

\\POE-NT-SERVER\D\APPS\WPPFILES\651-700\657\vicky huang.doc

Wichita • Topeka • Kansas City • Oklahoma City • Tulsa