

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-64 -- KTP ADDITION

OWNER/APPLICANT: KTP Partnership, 3428 E. Douglas. Wichita, KS 67208

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of 127th St. East and Central

SITE SIZE: 53 Acres

NUMBER OF LOTS

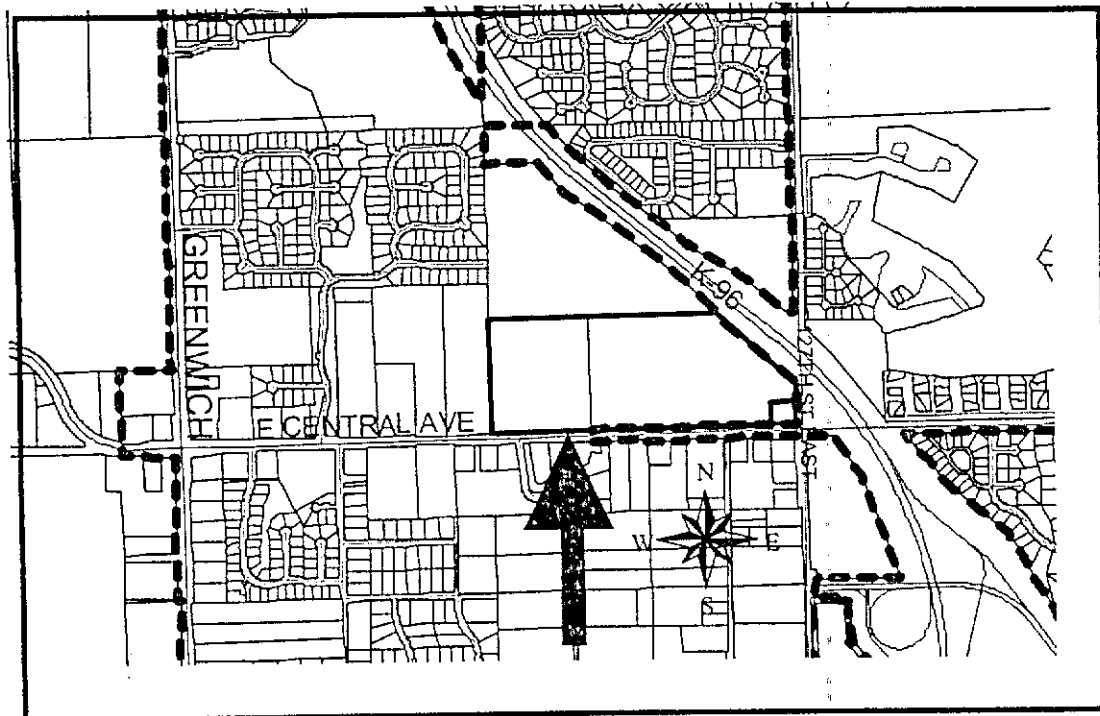
Residential:	
Office:	
Commercial:	14
Industrial:	—
Total:	14

MINIMUM LOT AREA: 42,750 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial; GO, General Office

VICINITY MAP



NOTE: A portion of this site is located in the County adjoining Wichita's city limits and annexation is required.

The site has been approved for a zone change (ZON 2001-09) from SF-5, Single-Family Residential, and SF-20, Single-Family Residential to LC, Limited Commercial (Lots 3, 5-12, Block 2) and GO, General Office (Lots 1 and 2, Block 1; Lot 4, Block 2). The KTP Center Addition Community Unit Plan (CUP 2001-05, DP-255) was also approved for this site.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- D. City Engineering needs to comment on the need for guarantees or easements.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage concept.
- G. In accordance with the C.U.P, a center left-turn lane is required along Central for those segments which are not already constructed, in addition to a right-turn decel lane to serve all openings.
- H. In accordance with the C.U.P. approval, the plat proposes four access openings along the plat's frontage to Central. Complete access control shall be dedicated along the K-96 Bypass. Distances should be shown for all segments of access control. A guarantee shall be provided for the future construction of a raised medial at the intersection of 127th St. East and Central Avenue. The final plat shall reference the access controls in the plattor's text.
- I. The Applicant shall guarantee the paving of the proposed street to the 29-ft back-to-back standard.
- J. The access easement between Lots 3 and 4, Block 2, shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- K. In accordance with the C.U.P., the Applicant shall provide a cross-lot circulation agreement to assure internal access between the lots.
- L. 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.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

- N. 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.
- O. 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.
- P. A Community Unit Plan Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved C.U.P. and its special conditions for development on this property.
- Q. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of KTP Center Addition Community Unit Plan (CUP 2001-05, DP-255).
- R. 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.
- S. 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.
- T. The wall easement shall be referenced in the plattor's text.
- U. 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.
- V. The plattor'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.
- W. 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.)
- X. 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.
- Y. 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.

- Z. 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.

- AA. 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.

- BB. Perimeter closure computations shall be submitted with the final plat tracing.

- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- DD. 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.

- EE. 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.

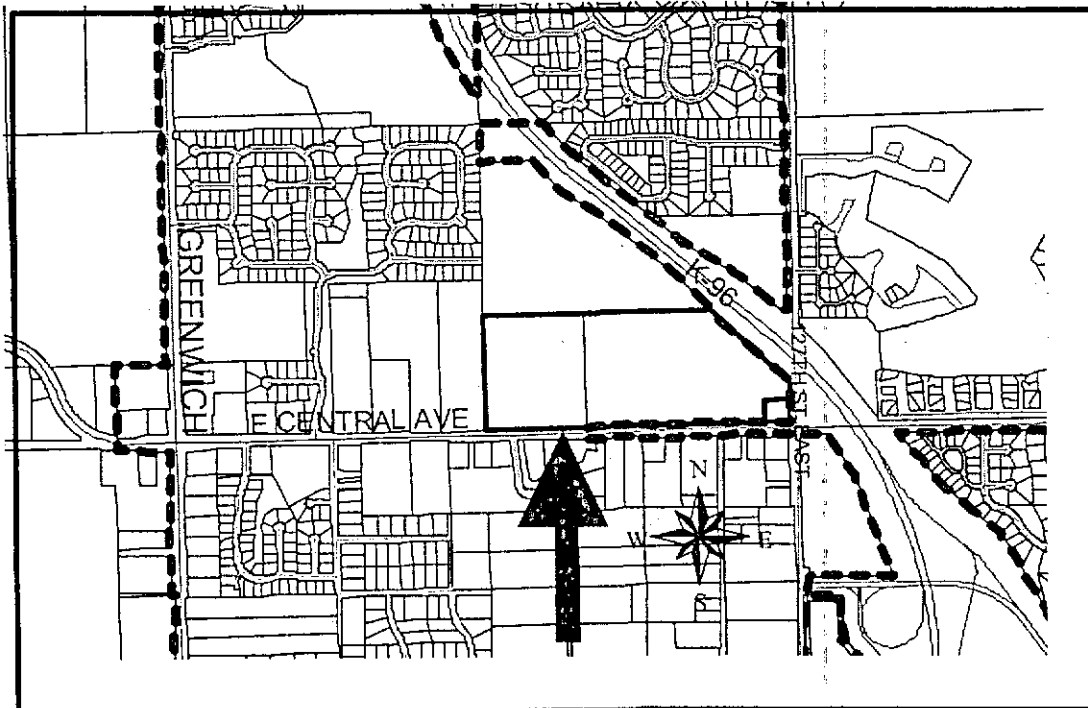
STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/28/01)

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NOTE: A portion of this site was recently annexed. The site has been approved for a zone change (ZON 2001-09) from SF-6, Single-Family Residential, and SF-20, Single-Family Residential to LC, Limited Commercial (Lots 3, 5-12, Block 2) and GO, General Office (Lots 1 and 2, Block 1; Lot 4, Block 2). The KTP Center Addition Community Unit Plan (CUP 2001-05, DP-255) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. City Engineering needs to comment on the need for other guarantees or easements. A sanitary sewer layout is requested.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. An off-site drainage easement is needed. A cross-lot drainage agreement may be required.
- F. The standard floodway language needs to be added to the plat.
- G. In accordance with the C.U.P, a center left-turn lane is required along Central for those segments which are not already constructed, in addition to a right-turn decel lane to serve all openings.
- H. In accordance with the C.U.P. approval, the plat proposes five access openings along the plat's frontage to Central. Distances should be shown for all segments of access control. A guarantee shall be provided for the future construction of a raised medial at the intersection of 127th St. East and Central Avenue. The final plat shall reference the access controls in the plat's text.
- I. The Applicant shall guarantee the paving of the proposed street to the 29-ft back-to-back standard. County Fire Department has prohibited on-street parking within this street.
- J. The access easement between Lots 3 and 4, Block 2, shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- K. In accordance with the C.U.P., the Applicant shall provide a cross-lot circulation agreement to assure internal access between the lots.
- L. 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. In accordance with the CUP, those portions of the easements not required for drainage purposes may be used for site-related landscaping and parking purposes so long as no interference occurs with the other utility easement requirements.

- 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. A Community Unit Plan Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved C.U.P. and its special conditions for development on this property.
- P. 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.
- Q. 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.
- R. 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.
- S. The plattor'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.
- T. 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.)
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- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. *KGE has requested additional easements.*
- BB. 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.



SAVOY, RUGGLES & BOHM, P.A.
 ENGINEERING AND SURVEYING
 924 NORTH MAIN
 WICHITA, KANSAS 67203

MEMO

Date: Wednesday, June 27, 2001

To: Ms. Vicky Huang
City of Wichita
City Hall - 7th Floor
Wichita, KS 67202

From: John D. Schmit, P.E.

Project: KTP Addition
Drainage Concept

SRB Project No.: 1851P

Other Project Reference No.: _____

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by _____

Purpose:

- Approval
- Review & comment
- Use
- Other: _____
- Distribution
- Information
- Record

Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: _____
- Change Order
- Shop Drawings
- Other: _____

Copies	Description
2	KTP Addition Drainage Concept

Remarks: _____

Copies to:
file

If checked below, please:
 Acknowledge receipt of enclosures
 Return enclosures to us.

Signed John D. Schmit

If Enclosures are not as noted above, please inform us immediately
 Phone (316) 264-8008 Fax (316) 264-4621