

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-22 -- KOCH COMMUNITY PARK ADDITION

OWNER/APPLICANT: Koch Real Estates Holdings, Inc., Attn: Sher Armstrong, P.O. Box 2256, Wichita, KS 67220

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315, Ellis, Wichita, KS 67211

LOCATION: North of 29th St. North, West side of Oliver

SITE SIZE: 31 acres

NUMBER OF LOTS

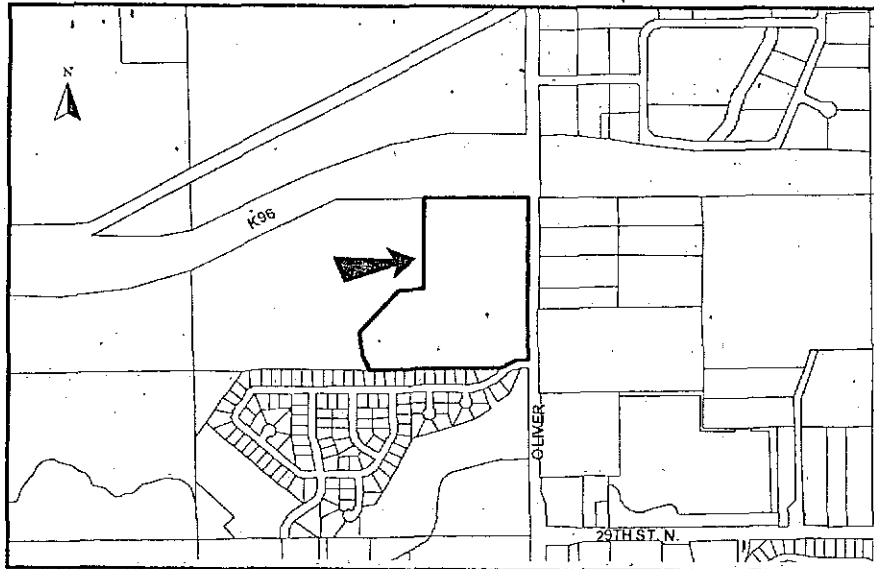
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 4.26 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-57) from SF-5, Single-Family Residential to LC, Limited Commercial. The Koch Community Park Community Unit Plan (CUP 2006-53, DP-304) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. In lieu of assessment fees for sewer main should be included with the sewer petition.
- 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 concept.
- D. In accordance with the CUP, the following transportation improvements are required:
 - 1. The applicant shall provide a petition to guarantee construction of left-turn center lanes to both major entrances.
 - 2. Complete access control is required along Norwood Lane.
- E. Access controls have been platted in accordance with the CUP approval. The plat proposes three access openings along Oliver, with the center opening limited to rights-in/out movements. Complete access control needs to be platted along K-96. The final plat shall reference the dedication of access controls in the plattor's text.
- F. In accordance with the CUP approval (General Provision #25), access for Lots 1 and 2 shall be provided by a 24-foot drive located within a 50-foot access easement. Upon development of Lot 3, the contingent right-of-way dedication shall become effective and the existing access drive shall be rebuilt in conformance with City standards.

The access easement 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. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text.
- G. 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 (316-322-8247) to have a wetland determination completed.
- H. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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 that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Koch Community Park Community Unit Plan (CUP 2006-53, DP-304).
- L. City Fire Department needs to comment on a need for a turnaround for the private drive.
- M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- N. On the final plat, the MAPC signature block needs to reference the new Chair.
- O. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- P. 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.
- Q. 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.
- R. 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.)
- 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: 316-946-4556) 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 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.

- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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.
- Y. 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). Please include the name of the plat on the disc.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/22/07)

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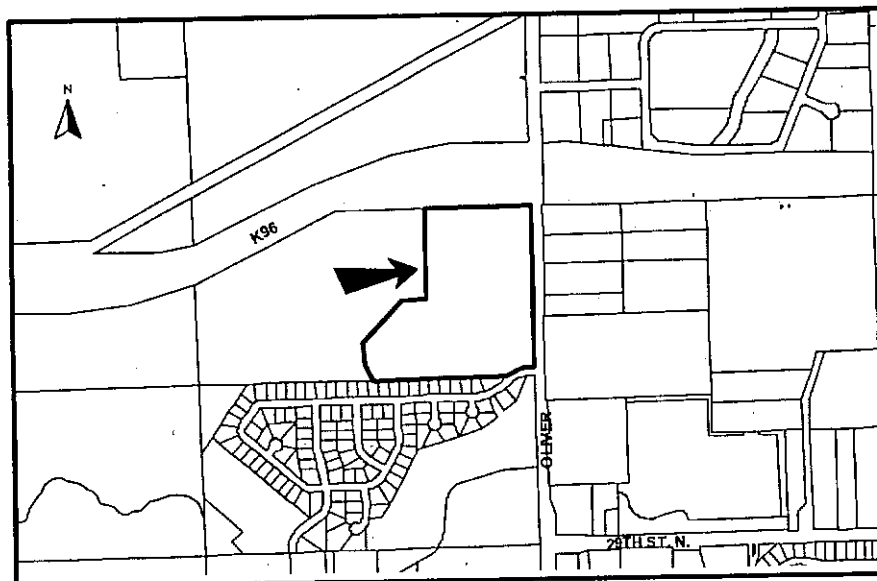
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SUB 2007-22 -- Final Plat of KOCH COMMUNITY PARK ADDITION
April 26, 2007 - Page 2

NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-57) from SF-5, Single-Family Residential to LC, Limited Commercial. The Koch Community Park Community Unit Plan (CUP 2006-53, DP-304) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. In lieu of assessment fees for sewer main should be included with the sewer petition. **Wichita Water Utilities requests additional utility easements.**
- 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 applicant's drainage plan.
- D. In accordance with the CUP, the following transportation improvements are required:
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The access easement 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.

On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text in accordance with the CUP approval.
- G. 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 (316-322-8247) to have a wetland determination completed.
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- I. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- J. **City Fire Department** requests a site plan if available to determine location for a turnaround for the private drive.
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SUB 2007-22 -- Final Plat of KOCH COMMUNITY PARK ADDITION
April 26, 2007 - Page 3

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CLOSURE.txt

CLOSURE - KOCH COMMUNITY PARK ADDITION

PT 01 North: 17619.9370 East : 17716.0568
Line Course: S 00-04-40 E Length: 1270.0500
PT 02 North: 16349.8882 East : 17717.7809
Line Course: S 89-45-08 W Length: 109.0200
PT 03 North: 16349.4167 East : 17608.7619
Curve Length: 180.7654 Radius: 261.6400
Delta: 39-35-07 Tangent: 94.1582
Chord: 177.1914 Course: S 69-57-35 W
Course In: S 00-14-52 E Course Out: N 39-49-59 W
RP North: 16087.7792 East : 17609.8934
PT 04 End North: 16288.6962 East : 17442.2991
Line Course: S 89-45-08 W Length: 1045.0000
PT 05 North: 16284.1771 East : 16397.3089
Line Course: N 25-36-38 W Length: 132.2500
PT 06 North: 16403.4339 East : 16340.1436
Line Course: N 00-04-40 W Length: 181.0000
PT 07 North: 16584.4337 East : 16339.8979
Line Course: N 42-37-54 E Length: 429.8700
PT 08 North: 16900.6989 East : 16631.0414
Line Course: N 89-45-08 E Length: 205.4900
PT 09 North: 16901.5876 East : 16836.5295
Line Course: N 00-04-40 W Length: 716.9000
PT 10 North: 17618.4869 East : 16835.5563
Line Course: N 89-54-20 E Length: 880.5000
PT 01 North: 17619.9383 East : 17716.0551

MISCLOSURE:

Line Course: S 49-12-35 E Length: 0.0022
North: 17619.9369 East : 17716.0568



TRANSMITTAL

TO:	FROM:
Vicky Huang	Trevor Kurth
COMPANY:	DATE:
City of Wichita	3-5-07
ADDRESS:	PROJECT:
7 th Floor City Hall	Koch Community Park Addition
CITY/ STATE:	PROJECT NUMBER:
Wichita, Kansas	

RE:
Koch Community Park Addition Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	3-5-07	Koch Community Park Addition Drainage Concept

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
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Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149