

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-123 -- KOKER ADDITION

OWNER/APPLICANT: CRK Development, LLC, Attn: Clinton Koker, 9717 Par, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

AGENT: Spangenberg Phillips Architects, Attn: Ron S. Spangenberg, 121 N. Mead, Suite 201, Wichita, KS 67202

LOCATION: North of Central, West side of 119th St. West

SITE SIZE: 2.25 acres

NUMBER OF LOTS

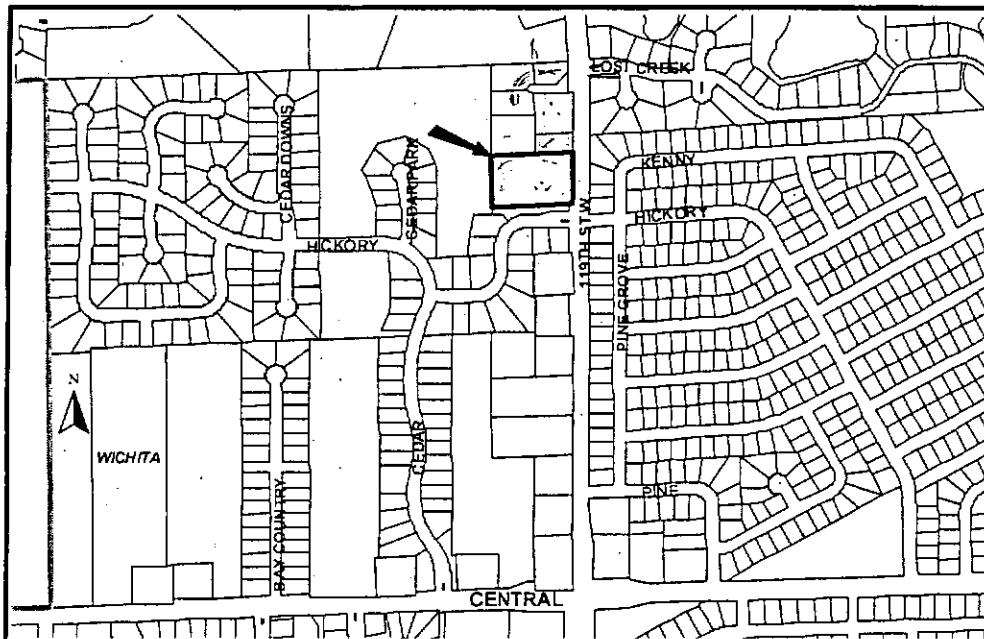
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 5,500 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or 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 status of the applicant's drainage concept.
- D. Complete access control needs to be dedicated along the 119th St. frontage.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. Traffic Engineering has requested the dedication of additional right-of-way along 119th St. West to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- G. The Applicant shall guarantee the paving of the proposed streets.
- H. The final plat shall state in the plat'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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 119th St. West.
- 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. 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 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.
- L. On the final plat, the MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- M. A note on the plat indicates that 5-ft interior sideyard setbacks are platted. The Zoning Code requires a 6-ft interior sideyard setback for the SF-5, Single Family Residential district. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

- N. GIS needs to comment on the plat's street names. *The street names are approved.*
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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. 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.

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(Final Plat, Preliminary Plat Approved 9/30/04)

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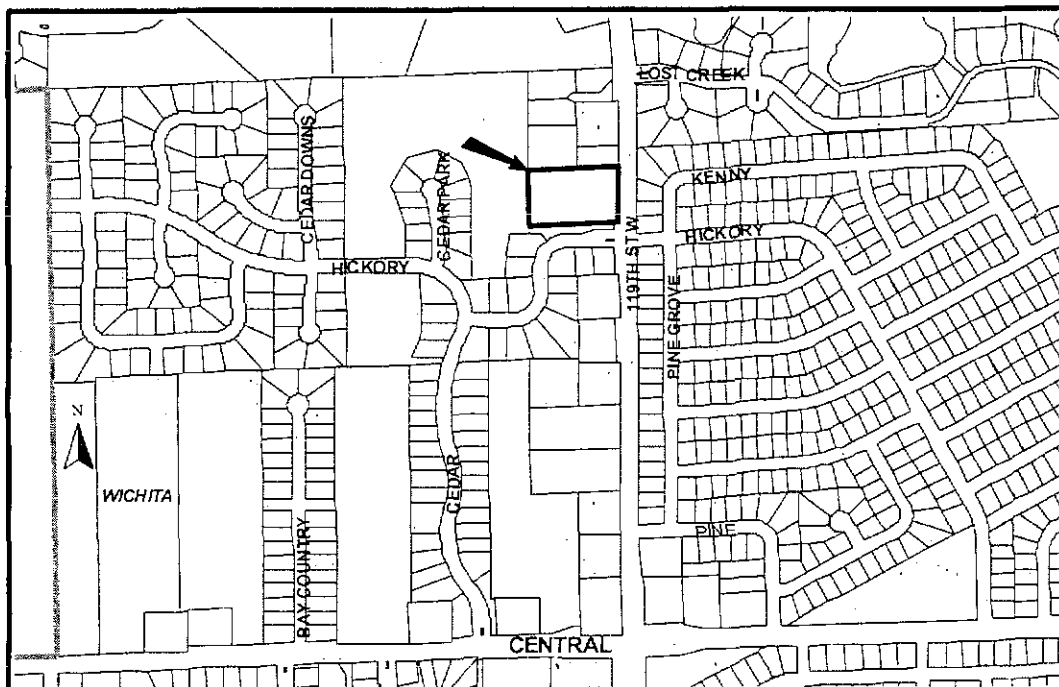
Residential:	13
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Total:	13

MINIMUM LOT AREA: 5,500 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. *Fees in lieu of assessment regarding main connections are required.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. *An off-site drainage easement is needed with the property to the west.*

D. Complete access control needs to be dedicated along the 119th St. frontage.

The requested access controls have been platted.

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. **Traffic Engineering** has requested the dedication of additional right-of-way along 119th St. West to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

The requested right-of-way has been platted.

G. The Applicant shall guarantee the paving of the proposed streets.

H. 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.

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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 119th St. West.

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. 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 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.

L. **GIS** needs to comment on the plat's street names. *The street names are approved.*

- M. The platlor'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.
- N. 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.)
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CLOSURE - KOKER ADDITION

CLOSURE

PT 01	North: 23312.1361		East : 21350.0640
Line	Course: S 00-00-00 W	Length: 254.6100	
PT 02	North: 23057.5261		East : 21350.0640
Line	Course: S 88-09-43 W	Length: 375.6500	
PT 03	North: 23045.4773		East : 20974.6073
Line	Course: N 00-01-05 E	Length: 254.6100	
PT 04	North: 23300.0873		East : 20974.6876
Line	Course: N 88-09-43 E	Length: 375.5700	
PT 01	North: 23312.1336		East : 21350.0643



TRANSMITTAL

TO: Vicki Huang	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 10/19/04
ADDRESS: 7th Floor	PROJECT: Koker Addition
CITY/STATE: Wichita, Kansas	PROJECT NUMBER: 04-06-P392
RE:	

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS

COPY OF LETTER CHANGE ORDER DISK OTHER (PIPE REPORT)

COPIES	DATE	DESCRIPTION
1	19 Oct	Koker Addition Drainage & Grading Plan

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: 

Copy:

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

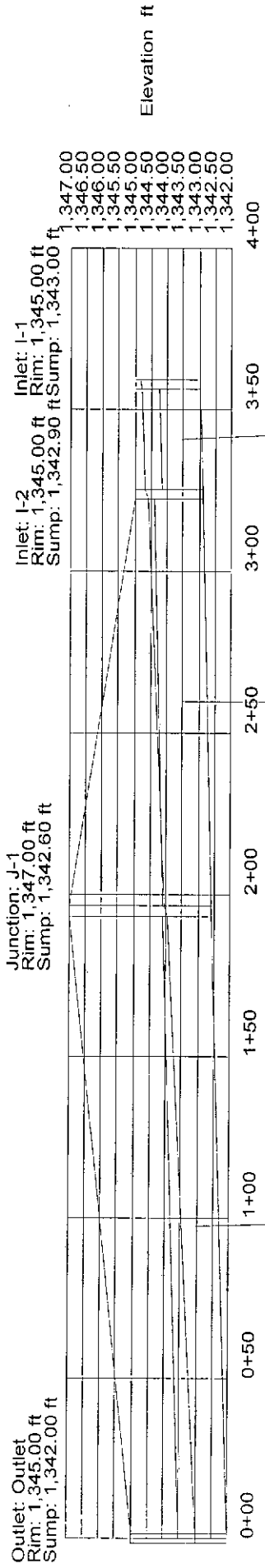
B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149

RECEIVED

OCT 19 2004

CITY ENGINEERING





Outlet: Outlet
Rim: 1,345.00 ft
Sump: 1,342.00 ft

Junction: J-1
Rim: 1,347.00 ft
Sump: 1,342.60 ft

Inlet: I-2
Rim: 1,345.00 ft
Sump: 1,342.90 ft

Inlet: I-1
Rim: 1,345.00 ft
Sump: 1,343.00 ft

Pipe: P-3
Up Invert: 1,342.60 ft
Dn Invert: 1,342.00 ft
Length: 195.00 ft
Size: 18 inch

Pipe: P-2
Up Invert: 1,342.90 ft
Dn Invert: 1,342.60 ft
Length: 129.00 ft
Size: 18 inch

Pipe: P-1
Up Invert: 1,343.00 ft
Dn Invert: 1,342.90 ft
Length: 34.00 ft
Size: 15 inch

