

*Damage
Retention?*

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-55-- MAPLE SHADE ADDITION

OWNER/APPLICANT: Brentwood Development, 527 N. Forestview, Wichita, KS 67235

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

LOCATION: North of Pawnee, East side of Webb Road

SITE SIZE: 19 Acres

NUMBER OF LOTS

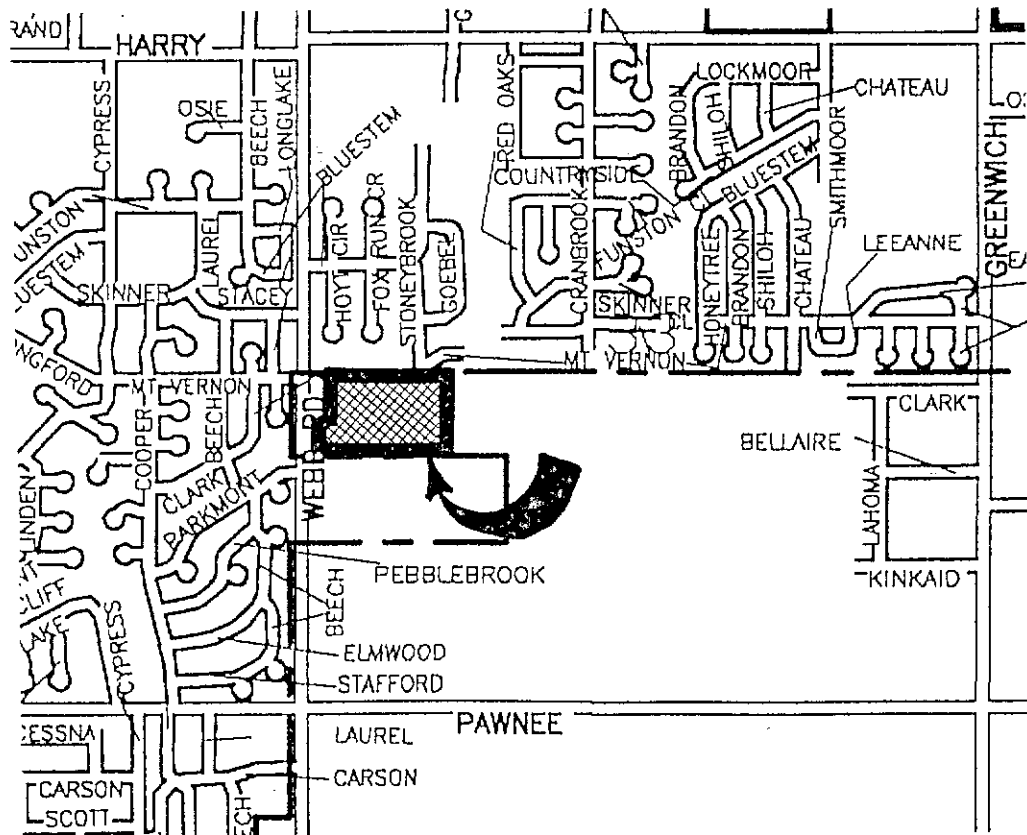
Residential:	4
Office:	
Commercial:	1
Industrial:	
Total:	5

MINIMUM LOT AREA: 14,800 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
MF-18, Multi-Family Residential
LC, Limited Commercial

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and annexation is required. The applicant proposes a zone change from SF-20, Single-Family Residential to LC, Limited Commercial (Lot 1, Block 1) and MF-18, Multi-Family (Lot 2, Block 1).

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City: County Engineering requests a sanitary sewer layout.
- D. The applicant shall guarantee the extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the need for any additional guarantees or easements.
- G. City Engineering needs to comment on the status of the applicant's drainage plan.
- H. Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text.
- 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. 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.
- L. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing Block 2 be included within a Reserve.



- M. 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.
- N. 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.
- O. The recording information for all pipeline easements shall be indicated on the face of the plat.
- P. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on the south side of Mt. Vernon and Stoneybrook.
- Q. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Stoneybrook at the plat's east line. The temporary turnaround shall be established by separate instrument.
- R. City Fire Department should comment on the plat's street names.
- S. 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.
- 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.)
- U. 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.
- V. 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.
- W. 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.
- 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.

SCANNED

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- 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.
- 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.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/13/00)

CASE NUMBER: SUB 2000-55 -- MAPLE SHADE ADDITION

OWNER/APPLICANT: Brentwood Development, 527 N. Forestview, Wichita, KS 67235

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

LOCATION: North of Pawnee, East side of Webb Road

SITE SIZE: 19 Acres

NUMBER OF LOTS

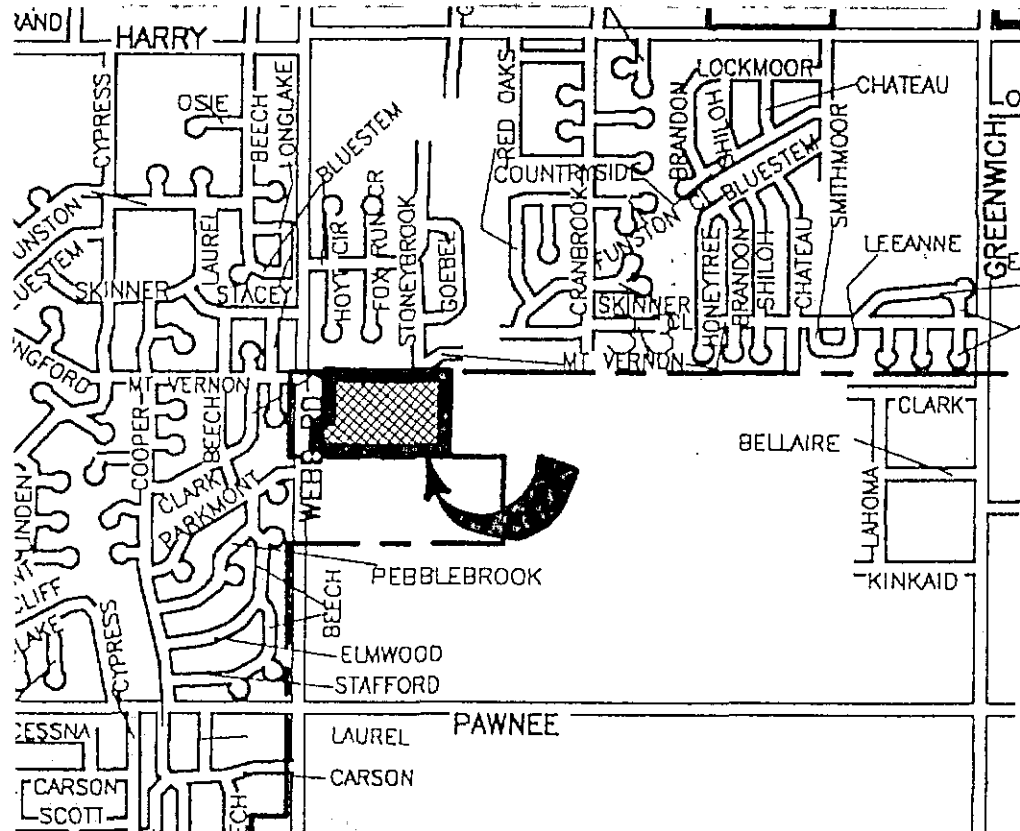
Residential:	4
Office:	
Commercial:	1
Industrial:	
Total:	5

MINIMUM LOT AREA: 14,800 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential
MF-18, Multi-Family Residential
LC, Limited Commercial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from SF-20, Single-Family Residential to LC, Limited Commercial (Lot 1, Block 1) and MF-18, Multi-Family (Lot 2, Block 1).

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. 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. County Engineering requests a sanitary sewer layout.
- D. The applicant shall guarantee the extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the need for any additional guarantees or easements. An off-site drainage easement is requested.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. On-site detention will be needed on the final drainage plan.
- H. Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the platting text. Traffic Engineering has required complete access control along Webb Road.

The requested access control has been platted.
- 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 the Reserves indicated as platted for swimming pools, a site plan shall be submitted with the final plat tracing, for review and approval by the Director of Planning. The site plan shall provide the information indicated in the Subdivision Regulations. Otherwise, a conditional use and public hearing will be needed in the future.

- L. 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.
- M. 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.
- N. 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.
- O. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on the south side of Mt. Vernon and Stoneybrook.
- P. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Stoneybrook at the plat's east line. The temporary turnaround shall be established by separate instrument.
- Q. City Fire Department should comment on the plat's street names. Stoneybrook should be revised to "Clark".
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.

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- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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

(Revised Final Plat, Final Plat Approved 6/28/01)

CASE NUMBER: SUB 2000-55 -- MAPLE SHADE ADDITION

OWNER/APPLICANT: Brentwood Development, 527 N. Forestview, Wichita, KS 67235

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

LOCATION: North of Pawnee, East side of Webb Road

SITE SIZE: 19 Acres

NUMBER OF LOTS

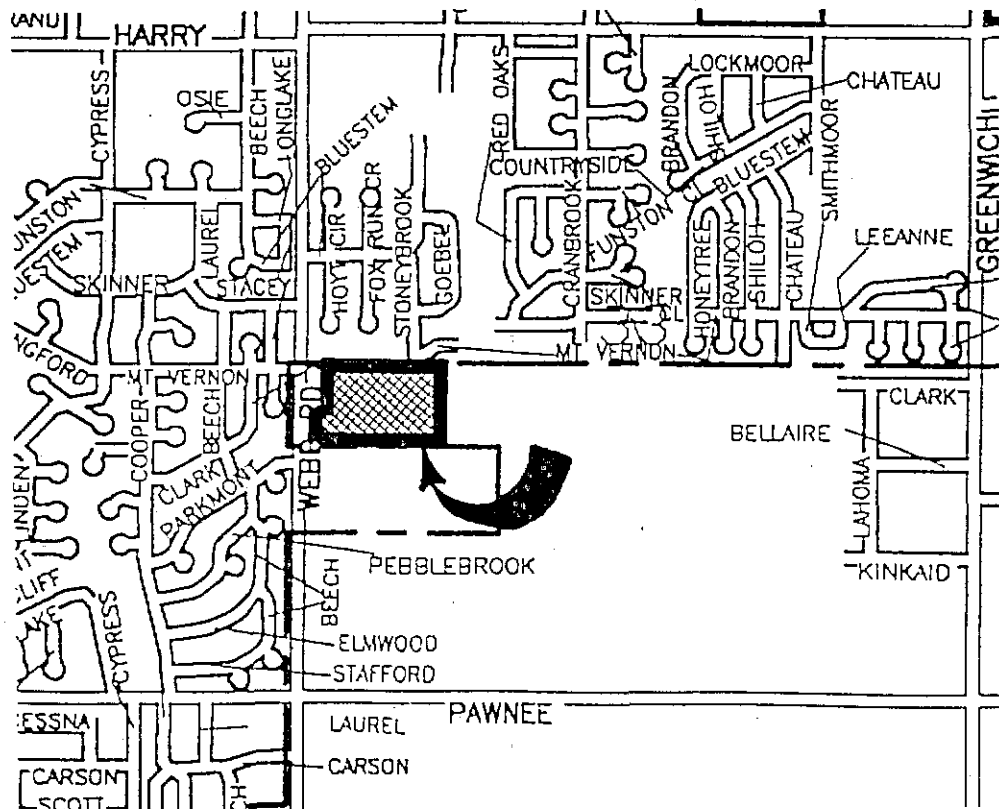
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 14,800 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: MF-18, Multi-Family Residential; NO, Neighborhood Office

VICINITY MAP



NOTE: 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 from SF-20, Single-Family Residential to NO, Neighborhood Office (Lot 1, Block 1) and MF-18, Multi-Family (Lot 2, Block 1). The site is also subject to provisions of a Protective Overlay (P-O #83) addressing density.

This revised final plat has eliminated the segment of Mt. Vernon that was previously platted, which extended from Webb Road to Clark.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. 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. County Engineering requests a sanitary sewer layout.
- D. The applicant shall guarantee the extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the need for any additional guarantees or easements. An off-site drainage easement is requested unless this Addition is platted concurrently with Brentwood South Addition to the east. A drainage guarantee is required.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. On-site detention will be needed on the final drainage plan.
- ~~H.~~ Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text. Traffic Engineering has required complete access control along Webb Road.

The requested access control has been platted.

- 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 the Reserves indicated as platted for swimming pools, a site plan shall be submitted with the final plat tracing, for review and approval by the Director of Planning. The site plan shall provide the information indicated in the Subdivision Regulations. Otherwise, a conditional use and public hearing will be needed in the future.
- L. 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.
- M. 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.
- N. 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.
- O. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on the south side of Clark.
- P. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Clark at the plat's east line. The temporary turnaround shall be established by separate instrument.
- Q. City Fire Department should comment on the plat's street names. Stoneybrook should be revised to "Clark".

The street name has been revised as requested.

- R. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #83) and its special conditions for development on this property.
- 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.)
- U. 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.
- V. 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.

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- W. 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.
- 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.

BOUNDARY CLOSURE:
MAPLE SHADE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

	North: 19862.782		East : 19345.116
Line	Course: N 89-25-39 E	Length: 145.00	
	North: 19864.230		East : 19490.109
Line	Course: N 00-00-00 E	Length: 354.20	
	North: 20218.430		East : 19490.109
Line	Course: N 89-25-39 E	Length: 1175.90	
	North: 20230.180		East : 20665.950
Line	Course: S 00-10-10 E	Length: 678.97	
	North: 19551.213		East : 20667.958
Line	Course: S 89-58-00 W	Length: 1322.84	
	North: 19550.443		East : 19345.118
Line	Course: N 00-00-00 E	Length: 312.33	
	North: 19862.773		East : 19345.118

Perimeter: 3989.24 Area: 837,915 sq.ft. 19.24 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.009 Course: S 14-56-53 E
Error North: -0.0084 East : 0.0022
Precision 1: 443,248.89



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

MEMO

Date: Monday, July 30, 2001

To: Vicky Huang, P.E.
Subdivision Engineer
City Of Wichita

From: Kenneth W. Lee, P.E.

Project: Maple Shade Drainage Plan

SRB Project No.: 1826P

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
1	Drainage Plan

Remarks: Vicky,
Attached is the revised drainage plan for Maple Shade Addition.

Feel free to give Chris or myself a call if you have any questions.

Thank you,

Ken

Copies to:
file

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed 