

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-40 -- THE PINES AT SAWMILL CREEK ADDITION

OWNER/APPLICANT: Cornerstone Communities, LLC, Attn: Doug Long, 8955 W. Monroe, Wichita, KS 67209

SURVEYOR/AGENT: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East of Rock Road, North side of 45th St. North

SITE SIZE: 3.25 acres

NUMBER OF LOTS

Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	<u>10</u>

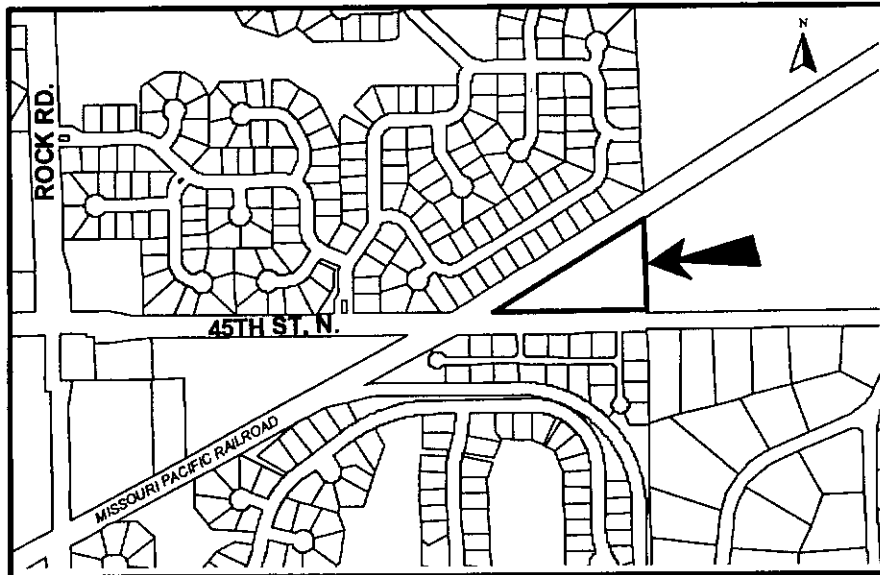
MINIMUM LOT AREA: 8,256 square feet

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

GO
APPROVE

VICINITY MAP



NOTE: This is a replat of Lot 1, Block 8, of the Sawmill Creek Addition.

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 concept.
- D. **County Surveying** has requested the plat include updated railroad information.
- E. **County Surveying** has advised that the labeling of the 15' street easement is inconsistent.
- F. **Traffic Engineering** has approved the access controls. The plat proposes one street opening along 45th St. North and complete access control along the remaining 45th St. frontage.
- G. **Traffic Engineering** has approved the street right-of-way along 45th St. North.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. A means of access needs to be provided from this Addition into the railroad right-of-way along the plat's northwest line. The Parks and Pathway Plan has designated the conversion of this right-of-way into a recreation corridor.

A contingent pedestrian easement shall be platted. The easement shall become effective upon public access being obtained from the railroad right-of-way.
- J. Since this plat proposes the platting of 32-foot narrow street rights-of-way, adjacent "15-foot street, drainage and utility easements" are needed.
- K. 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.
- L. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that 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.
- M. **GIS** has approved the plat's street names.
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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 2007-40 – Preliminary Plat of THE PINES AT SAWMILL CREEK ADDITION
May 10, 2007 - Page 3

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. 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.
- W. 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

(Revised One-Step Final Plat, Final Plat Deferred 6/28/07, Preliminary Plat Approved 5/10/07)

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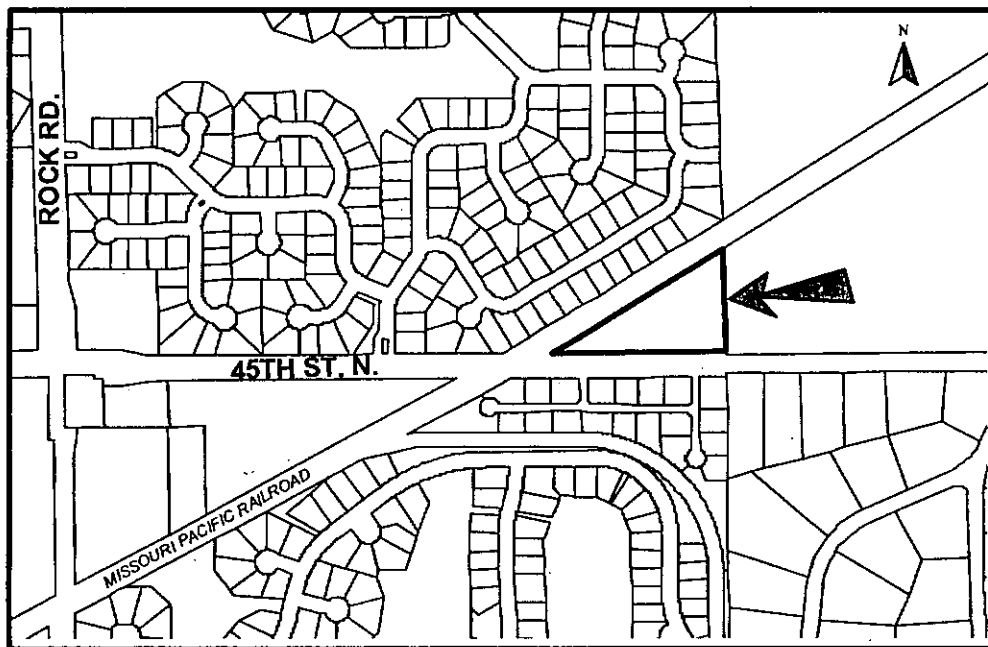
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 8,479 square feet

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2007-40 – One-Step Final Plat of THE PINES AT SAWMILL CREEK ADDITION
September 27, 2007 - Page 2**

NOTE: This is a replat of Lot 1, Block 8, of the Sawmill Creek Addition.

This revised plat includes a new street layout.

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 drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes one street opening along 45th St. North and complete access control along the remaining 45th St. frontage.
- F. Traffic Engineering has approved the street right-of-way along 45th St. North.
- 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. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that 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.
- J. GIS has requested abbreviations for the street types and directionals. Sawdust needs to be revised to "N Ironwood Cir".
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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 2007-40 – One-Step Final Plat of THE PINES AT SAWMILL CREEK ADDITION
September 27, 2007 - Page 3

- R. 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.
- S. 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.
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(Final Plat, Preliminary Plat Approved 5/10/07)

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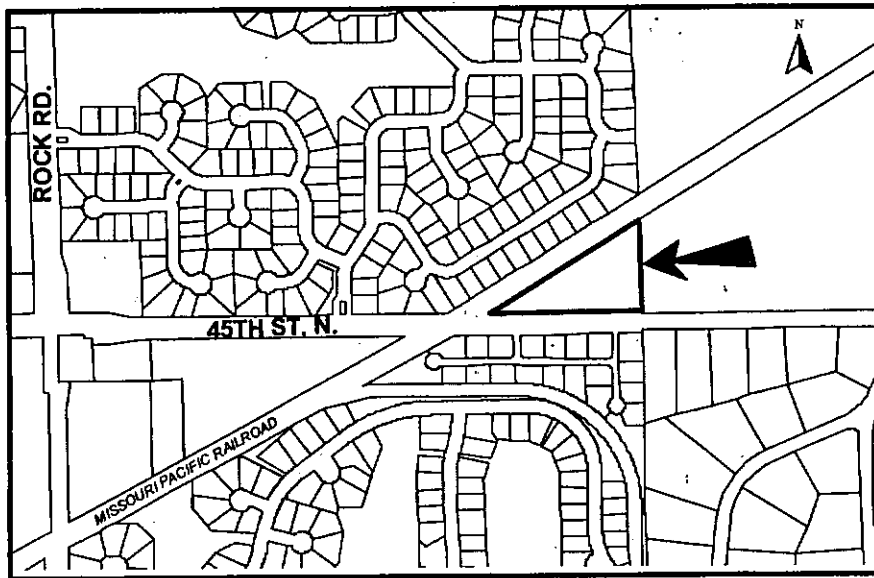
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SUB 2007-40 – Final Plat of THE PINES AT SAWMILL CREEK ADDITION
June 28, 2007 - Page 3

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