

STAFF REPORT
(Final Plat, Preliminary Plat Approved 8/18/05)

CASE NUMBER: SUB 2005-86 -- NORTHGATE ADDITION

OWNER/APPLICANT: R & R Realty, Attn: Jay Russell, P.O. Box 75337, Wichita, KS
67275-5337

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

LOCATION: North of 53rd St. North, West side of Meridian

SITE SIZE: 139.99 acres

NUMBER OF LOTS

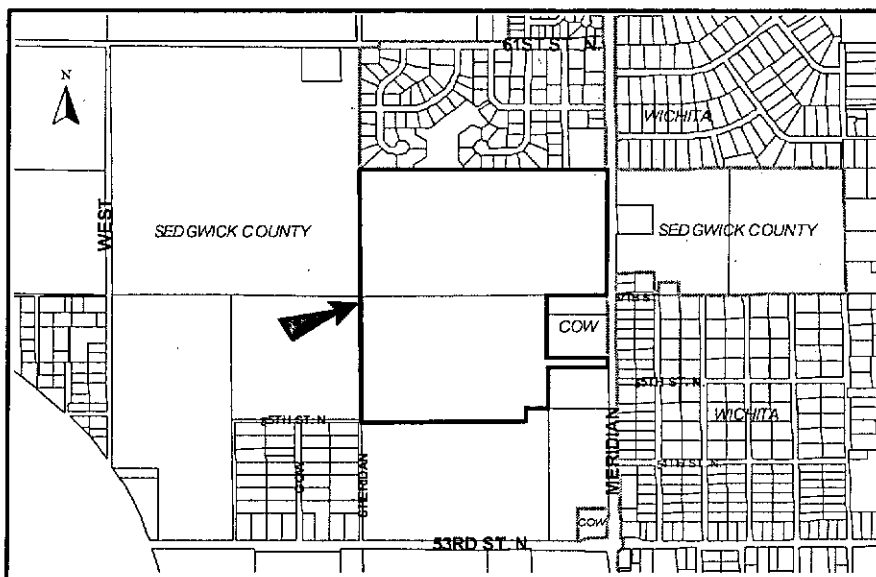
Residential:	271
Office:	
Commercial:	
Industrial:	
Total:	<u>271</u>

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

This final plat contains 26 additional lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water to serve the lots being platted. Fees in lieu of assessment are required for sewer main for the northern portion of the plat.
- 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 plan. **County Engineering requests a drainage plan and recommends development of long-range drainage plan for the entire area before completion of this plat.**
- D. An onsite benchmark is needed.
- E. Reserve J needs to be relocated to the west to clear the 60' right-of-way.
- F. The plattors text shall state that "The owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance."
- G. **County Engineering** recommends coordinating Walmart site, Northgate Addition, and Johnson Commercial Centre to guarantee that all plats are in place or offsite easements are provided to allow construction of regional drainage plan.
- H. The Reserves located in road right-of-way need dimensions.
- I. Although labeled as 58 feet, Edwards Court serving Lots 21-25, Block D appears to be 64' wide.
- J. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Traffic Engineering will determine need for street improvements at final plat stage.**
- K. **Traffic Engineering** needs to comment on the access controls. The plat proposes two street openings along Meridian. **Access controls are approved.**
- L. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- M. Since Reserve B includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

- 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 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.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- Q. GIS needs to comment on the plat's street names. *The cul-de-sac at the northwest corner of the plat needs to be labeled as "58th Ct N"*.
- R. A turnaround is needed at the north line of the plat for N. Richmond Avenue.
- S. The label "K-96 Highway" should be deleted from the face of the plat.
- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.

- Z. 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.

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

- BB. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- CC. 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.

- DD. 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, Deferred 5/18/06, Preliminary Plat Approved 8/18/05)

CASE NUMBER: SUB 2005-86 -- NORTHGATE ADDITION

OWNER/APPLICANT: R & R Realty, Attn: Jay Russell, P.O. Box 75337, Wichita, KS
67275-5337

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

LOCATION: North of 53rd St. North, West side of Meridian

SITE SIZE: 139.99 acres

NUMBER OF LOTS

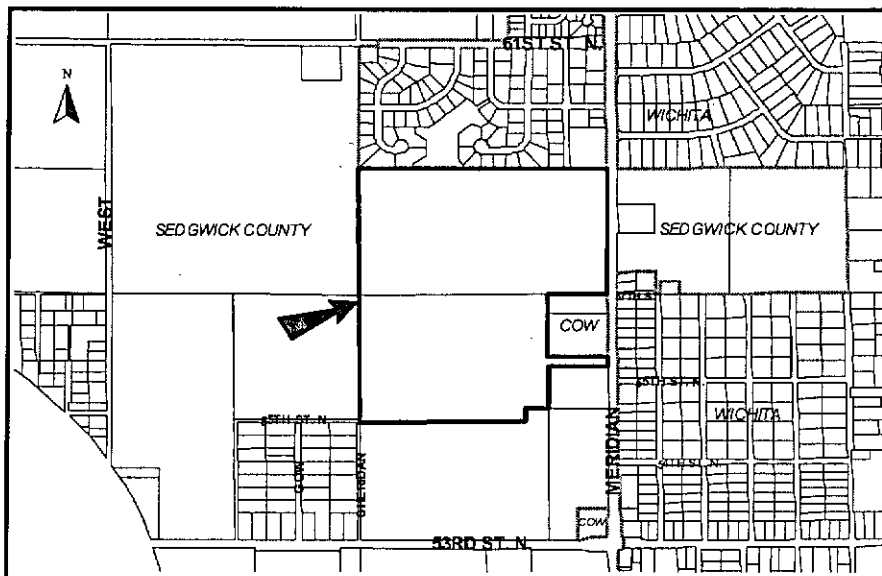
Residential:	271
Office:	
Commercial:	
Industrial:	
Total:	<u>271</u>

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

This final plat contains 26 additional lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water to serve the lots being platted. This plat may be included in the petition for the City sewer main project currently under construction.
- 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 plan. City Engineering has approved the drainage plan subject to conditions being met prior to City Council review. The ditch to Meridian should be located in Reserve C or an off-site drainage easement provided. The reserve/easement should be widened to allow for a minimum of 10 feet flat section on both sides of the ditch. A drainage easement should be provided between lots 40 & 41, Block C; and on a portion of lot 31, Block C as shown on the drainage plan.
- D. An onsite benchmark is needed.
- E. Reserve J needs to be relocated to the west to clear the 60' right-of-way.
- F. The plattors text shall state that "The owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance."
- G. County Engineering recommends coordinating Walmart site, Northgate Addition, and Johnson Commercial Centre to guarantee that all plats are in place or offsite easements are provided to allow construction of regional drainage plan. City Engineering agrees with the County to have Northgate Addition, Walmart Site and Johnson Commercial Addition work together to guarantee a regional drainage solution.
- H. The Reserves located in road right-of-way need dimensions.
- I. Although labeled as 58 feet, Edwards Court serving Lots 21-25, Block D appears to be 64' wide.
- J. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. No improvements are needed.
- K. Traffic Engineering needs to comment on the access controls. The plat proposes two street openings along Meridian. Access controls are approved.
- L. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

- M. Since Reserve B includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- 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 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.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- Q. GIS needs to comment on the plat's street names. *The cul-de-sac at the northwest corner of the plat needs to be labeled as "58th Ct N".*
- R. A contingent dedication of street right-of-way for a turnaround is needed at the north line of the plat for N. Richmond Avenue. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- S. The label "K-96 Highway" should be deleted from the face of the plat.
- T. 58th Ct. North around Lot 1 Block D has no right of way dimensions.
- U. Recording information for Westar easement is needed.
- V. The median reserves need dimensioned and located.
- W. 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.
- X. 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.)
- Y. 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.

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- Z. 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.

- AA. 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.

- BB. 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.

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

- DD. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- EE. 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.

- FF. 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.

Lindebak, Scott

From: Lindebak, Scott
Sent: Wednesday, August 17, 2005 10:19 AM
To: 'pmeyer@baughmanco.com'; 'bglenn@baughmanco.com'
Cc: Huang, Vicky
Subject: Northgate Addition Drainage Concept

Sensitivity: Private

Phil/Brian:

The drainage concept is approved as shown, but will need to address the following items prior to the final plat being submitted:

1. Obtain a cross lot drainage agreement with the landowner south of the proposed plat to drain the future detention pond.
2. There appears to be a dry detention pond north of the plat. The 2003 countywide aerial photograph shows a wet drainage signature that drains from the ponds south edge to the southeasterly direction onto this plat. The drainage plan should account for this additional offsite conditions.

Scott
268-4624

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-86 -- NORTHGATE ADDITION

OWNER/APPLICANT: R & R Realty, Attn: Jay Russell, P.O. Box 75337, Wichita, KS
67275-5337

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

LOCATION: North of 53rd St. North, West side of Meridian

SITE SIZE: 139.99 acres

NUMBER OF LOTS

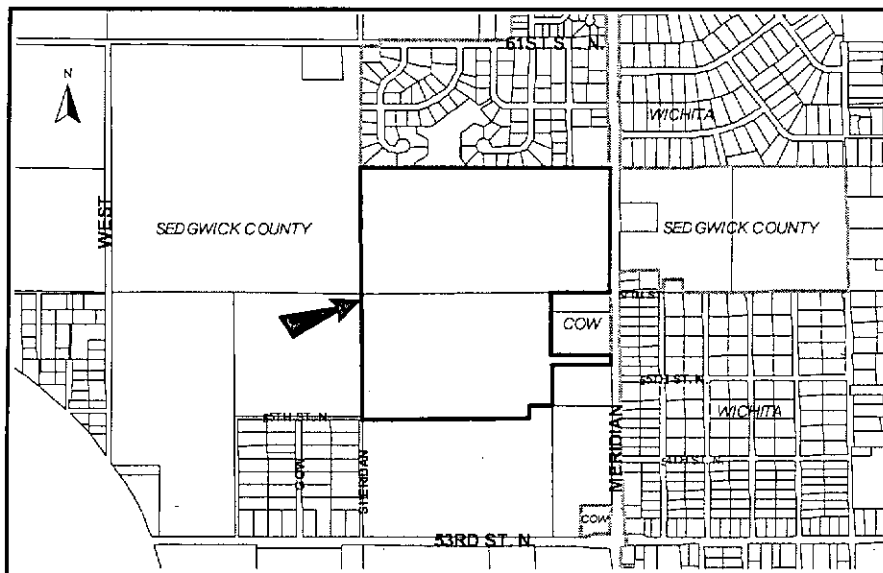
Residential:	245
Office:	
Commercial:	
Industrial:	
Total:	<u>245</u>

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water 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. **County Engineering requests a drainage plan and recommends development of long-range drainage plan for the entire area before completion of this plat.**
- D. A 30-ft right-of-way dedication is needed off the west line of Reserve C.
- E. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Traffic Engineering will determine need for street improvements at final plat stage.**
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes two street openings along Meridian. **Access controls are approved.**
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. If any of the intended recreational uses for the Reserves A, B or C includes a swimming pool, "neighborhood swimming pool" shall be specified in the plat's text and a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. 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.
- K. For those reserves being platted for drainage purposes, the required covenant which 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.

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- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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. The applicant is advised that the right-of-way width for 55th St. Ct (abutting Lots 1-9, Block B) and for 58th St. Ct (abutting 26-36, Block A) may be reduced to 58 feet.
- N. GIS needs to comment on the plat's street names. *Custer Cir needs revised to St. Paul Ct. The streets named 55th St Ct need revised to 55th Ct N. 55th Street North needs to be labeled as 55th St N.*
- 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 platting 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.

SUB 2005-86 -- Preliminary Plat of NORTHGATE ADDITION
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- 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. 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.

CLOSURE - NORTHGATE ADDITION



PT 01	North: 13950.8127	East : 11616.9895
Line	Course: S 00-00-05 W	Length: 1322.9700
PT 02	North: 12627.8427	East : 11616.9575
Line	Course: N 89-03-57 W	Length: 659.7500
PT 03	North: 12638.5989	East : 10957.2952
Line	Course: S 00-02-41 W	Length: 661.7900
PT 04	North: 11976.8091	East : 10956.7786
Line	Course: S 89-05-14 E	Length: 660.2600
PT 05	North: 11966.2910	East : 11616.9548
Line	Course: S 00-00-00 W	Length: 91.0100
PT 06	North: 11875.2810	East : 11616.9548
Line	Course: N 89-05-14 W	Length: 660.3400
PT 07	North: 11885.8004	East : 10956.6986
Line	Course: S 00-02-41 W	Length: 440.3700
PT 08	North: 11445.4306	East : 10956.3549
Line	Course: N 89-09-05 W	Length: 255.0300
PT 09	North: 11449.2077	East : 10701.3528
Line	Course: S 00-00-00 W	Length: 139.2300
PT 10	North: 11309.9777	East : 10701.3528
Line	Course: N 89-48-20 W	Length: 1727.2900
PT 11	North: 11315.8396	East : 8974.0728
Line	Course: N 00-10-43 E	Length: 1355.0300
PT 12	North: 12670.8630	East : 8978.2969
Line	Course: N 00-00-41 E	Length: 1320.7200
PT 13	North: 13991.5830	East : 8978.5594
Line	Course: S 89-06-52 E	Length: 2638.7400
PT 01	North: 13950.8006	East : 11616.9842