

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-88 -- SOUTHWEST PASSAGE ADDITION

OWNER/APPLICANT: Development Partnership, 118 N. Bay Country, Wichita, KS 67235

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

LOCATION: South side of Pawnee, west of 119th St. West

SITE SIZE: 113.90 acres

NUMBER OF LOTS

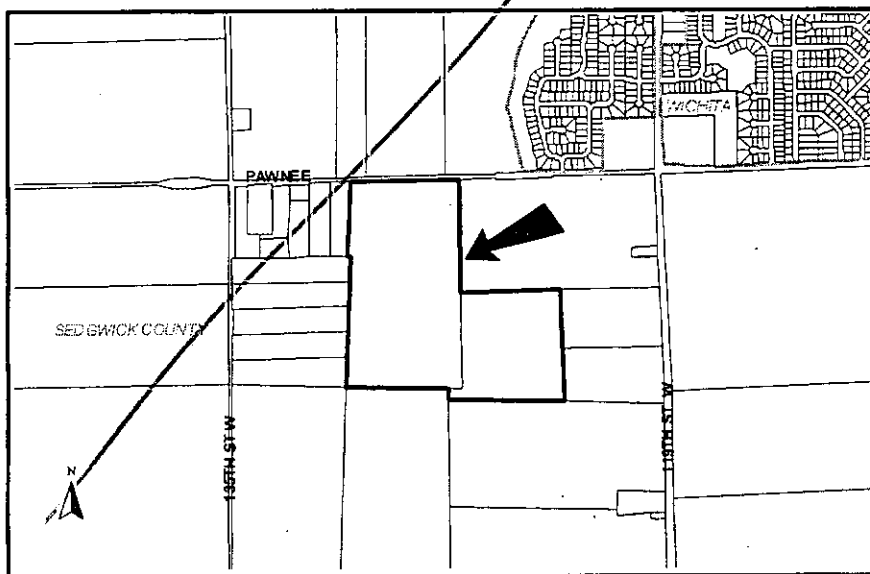
Residential:	221
Office:	
Commercial:	
Industrial:	
Total:	221

MINIMUM LOT AREA: 8,245 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is an unplatted site 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. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lots being platted. The applicant shall check with Water & Sewer Department regarding timing of the sewer main as it is associated with the construction of the new Mid-Continent treatment plant
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. *A drainage plan is needed.*
- E. County Engineering advises that the existing cross road culvert under Pawnee conflicts with Monument St. entrance. A redesign of the plat or guarantee is needed for relocation of cross road culvert.
- F. County Public Works advises that the City of Wichita needs to annex Pawnee to west line of plat.
- G. On the final plat, the platator's text should include language that protects the public from the cost to reconstruct improvement in Reserve A & B when Pawnee is reconstructed.
- H. The plat needs permanent onsite benchmarks.
- I. Traffic Engineering needs to comment on the access controls. The plat proposes two street openings along Pawnee. The final plat shall reference the access controls in the platator's text. *Access controls are approved.*
- J. Traffic Engineering, GIS and City Fire Department recommend the east-west extension of Yosemite and Red Rock through Reserve H. Monument and Roadrunner will need to be one-way streets.
- K. GIS needs to comment on the plat's street names. *In the event Item J is approved, GIS has requested Roadrunner be replaced with Monument.*
- L. Traffic Engineering has requested a street stub(s) shown to the south in order to provide for connection with potential subdivision of the adjacent property.
- M. 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.

SUB 2005-88 -- Revised Preliminary Plat of SOUTHWEST PASSAGE ADDITION
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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.

- N. 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.
- O. The final plat shall state in the platator's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- P. 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.
- Q. 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.
- R. 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.
- S. The wall easement shall be referenced in the platator's text.
- T. In the title block "Addition" needs to be added.
- U. On the final plat, the MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- V. 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.
- W. 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.
- 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.

STAFF REPORT
(Preliminary Plat)

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OWNER/APPLICANT: Development Partnership, 118 N. Bay Country, Wichita, KS 67235

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

LOCATION: South side of Pawnee, west of 119th St. West

SITE SIZE: 113.90 acres

NUMBER OF LOTS

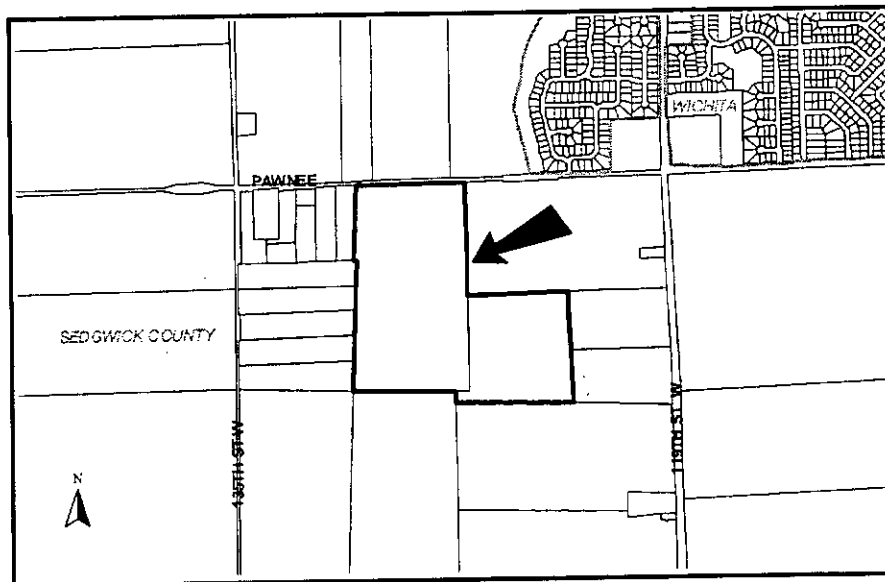
Residential:	221
Office:	
Commercial:	
Industrial:	
Total:	<u>221</u>

MINIMUM LOT AREA: 8,245 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2005-88 -- Preliminary Plat of SOUTHWEST PASSAGE ADDITION
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NOTE: This is an unplatted site 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. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lots being platted. The applicant shall check with Water & Sewer Department regarding timing of the sewer main as it is associated with the construction of the new Mid-Continent treatment plant
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a flood study for area from 31st to Pawnee. A drainage plan is needed.
- E. County Public Works advises that the City of Wichita needs to annex Pawnee to west line of plat.
- F. On the final plat, the platator's text should include language that protects the public from the cost to reconstruct improvement in Reserve A & B when Pawnee is reconstructed.
- G. The plat needs permanent onsite benchmarks.
- H. County/Traffic Engineering needs to comment on the access controls. The plat proposes two street openings along Pawnee. The final plat shall reference the access controls in the platator's text. Access controls are approved.
- I. City Fire Department has concerns regarding the street layout which includes a single point of access for 150 lots south of Reserves E and F.
- J. A street stub should be shown to the west between Lots 33 and 34, Block 4 in order to provide for connection with potential subdivision of the adjacent property.
- K. 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.
- L. 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.
- M. The final plat shall state in the platator's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

SUB 2005-88 -- Preliminary Plat of SOUTHWEST PASSAGE ADDITION
September 1, 2005 - Page 3

- 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. The wall easement shall be referenced in the plat's text.
- R. In the title block "Addition" needs to be added.
- S. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots in Block 11. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- T. GIS needs to comment on the plat's street names. *Revised street names are needed.*
- U. 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.
- V. 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.
- W. 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.)
- X. 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.
- Y. 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 2005-88 -- Preliminary Plat of SOUTHWEST PASSAGE ADDITION
September 1, 2005 - Page 4

- Z. 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.

- AA. 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.

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

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

- DD. 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.

- EE. 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.



Ruggles & Bohm, P.A

Engineering, Surveying, Land Planning
 924 N. Main
 Wichita, Kansas 67203

Date: Wednesday, September 28, 2005

MEMO

To: Scott Lindebak
City of Wichita

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Kenneth Lee

Purpose:

- Approval
- Review & comment
- Use
- Other : _____
- Distribution
- Information
- Record

Project: Southwest Passage
Emerald Bay Estates

RB Project No.: _____

Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: _____
- Other: _____
- Change Order
- Shop Drawings

Other Project Reference No.: _____

Copies	Description
1	Drainage Concept for Each Plat

Remarks: Scott,
Attached are the drainage concepts for the above Plats. They were submitted to planning on
Monday. Please review and provide comments as necessary. We will be submitting a C-LOMR
for Southwest Passage next month.

Thank you,

Kenneth Lee

Copies to:

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed _____

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 10/13/05)

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OWNER/APPLICANT: Development Partnership, 118 N. Bay Country, Wichita, KS 67235

SURVEYOR/ENGINEER: Ruggles & Böhm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South side of Pawnee, west of 119th St. West

SITE SIZE: 26.41 acres

NUMBER OF LOTS

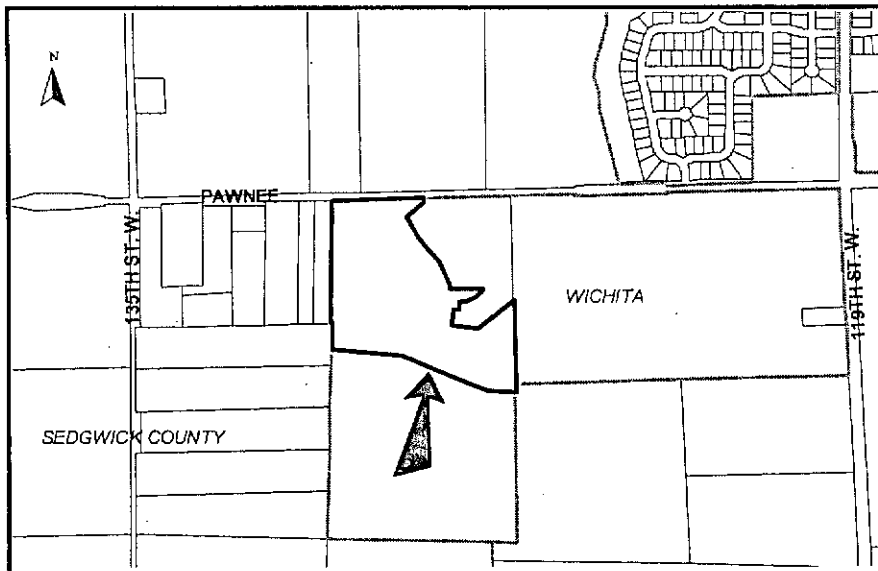
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	<u>37</u>

MINIMUM LOT AREA: 8,237 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This final plat is the north portion of the overall preliminary plat representing the first phase of development. The street layout represents the same configuration as for this portion in the preliminary plat. The lot layout contains one fewer lot.

This is an unplatted site located in the City. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lots being platted. The applicant shall check with Water & Sewer Department regarding timing of the sewer main as it is associated with the construction of the new Mid-Continent treatment plant. The site will be serviced by a temporary lift station.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering advises that the existing cross road culvert under Pawnee conflicts with Monument St. entrance. A redesign of the plat or guarantee is needed for relocation of cross road culvert.
- E. County Public Works advises that the City of Wichita needs to annex Pawnee to west line of plat.
- F. The plat proposes two street openings along Pawnee. The final plat shall reference the access controls in the plat's text. Access controls are approved.
- G. Monument needs to be one-way street.
- H. GIS needs to comment on the street names. Red Rock needs to be labeled east of the Monument intersection.
- I. 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.
- J. 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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- L. 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.

SUB 2005-88 -- Final Plat of SOUTHWEST PASSAGE ADDITION
February 9, 2006 - Page 3

- M. 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.
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