

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-66 – SOUTHFORK ADDITION

OWNER/APPLICANT: Southfork Investments, LLC, Attn: Jay S. Maxwell, 1634 E. Central, Wichita, KS 67201

SURVEYOR/AGENT: Poe and Associates, Attn: Tim Austin, 5940 E. Central, Ste 200, Wichita, KS 67208

LOCATION: East of Broadway, South side of 47th St. South

SITE SIZE: 50.6 acres

NUMBER OF LOTS

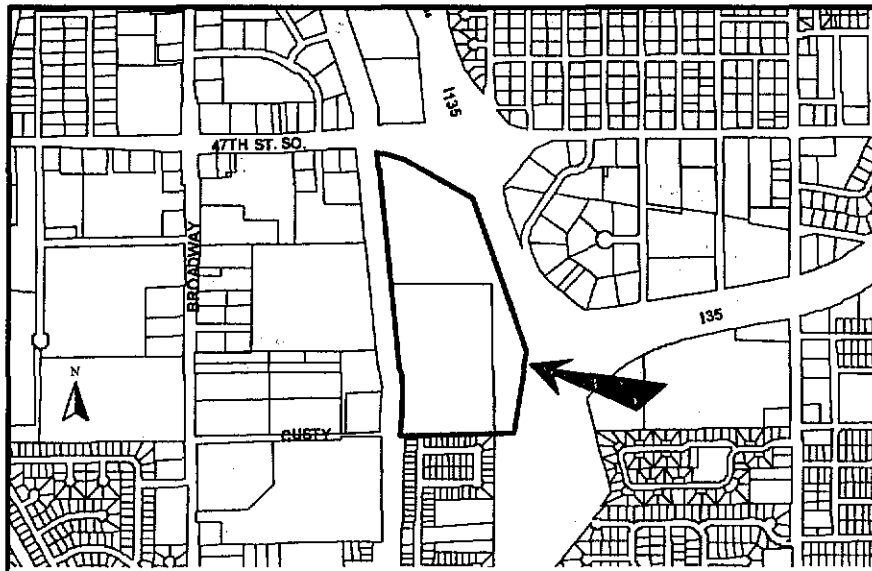
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 50.6 acres

CURRENT ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (Z-3341) from SF-5, Single-Family Residential and LC, Limited Commercial to GC, General Commercial subject to platting. The Ewald's South Town Center CUP (DP-249) has also been approved for the property.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer laterals to serve the lots being platted. The property was included in the benefit district for Main 2, Southwest Interceptor so there will be no sewer main extension and will be no sewer main in lieu of assessment fee.
- 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. If any drainage will be directed onto the Kansas Turnpike or I-135, a letter shall be provided from KDOT or KTA indicating their agreement to accept such drainage.
- D. County Engineering requests that the applicant verify that proposed right of way dedications along 47th St. S provide adequate space to reconstruct the KTA interchange.
- E. County Surveying advises that the legal description does not match the plat boundary as drawn.
- F. County Surveying requests verification regarding the west line of the plat which is not parallel to the centerline of the Riverside Canal condemnation.
- G. County Surveying advises that two monument symbols shown on the drawing have not been included in the legend.
- H. County Surveying advises that monument type descriptions should be shown for section corners.
- I. County Surveying advises that minimum lowest opening language should be added to the text.
- J. County Surveying advises that site benchmark should be shown on the plat.
- K. Traffic Engineering has requested the following transportation improvements:
 - 1. Traffic signal at the entrance to the property on 47th Street with left turn lane and right turn decel lane,
 - 2. Traffic signal on Broadway at a location to be determined, with left turn bay and right turn decel lane,
 - 3. Petition for the paving of Custy.
- L. The plat proposes one opening along 47th St. South. Traffic Engineering has requested the access controls be defined.
- M. The Applicant needs to request a CUP adjustment or an amendment as the CUP parcel boundaries do not correspond with the area being platted and the access controls do not correspond with those imposed by the CUP.
- N. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Ewald's South Town Center CUP (DP-249).
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. A block number or letter and lot number shall be denoted on the face of the plat.
- Q. GIS has requested that "47th Street South" be denoted as "47th St. S".

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- R. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- S. 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.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.