

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 7/8/99)

CASE NUMBER: SUB 2004-18 -- SOUTH HARBOR ADDITION

OWNER/APPLICANT: South Harbor, LLC, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: North of 42nd St. North, West of Seneca

SITE SIZE: 60.57 Acres

NUMBER OF LOTS

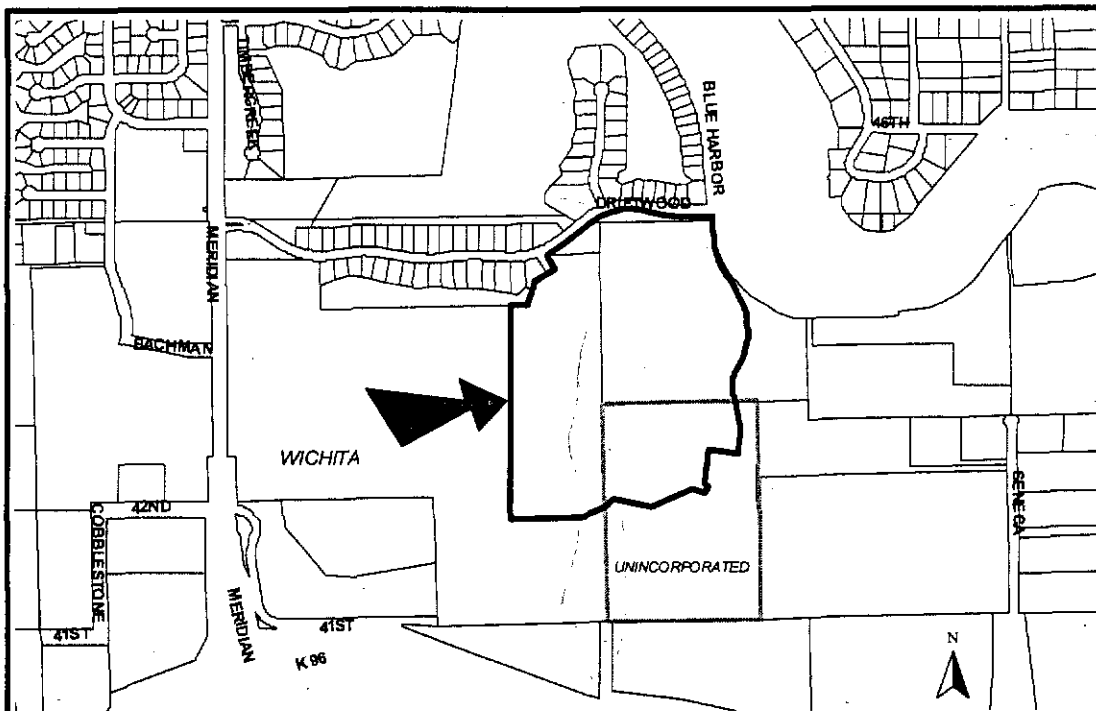
Residential:	80
Office:	
Commercial:	
Industrial:	
Total:	80

MINIMUM LOT AREA: 6,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is the final plat of a portion of the overall preliminary plat of Harbor Isle 3rd Addition, which was approved in July 1999. This second phase – which covers the south portion of the overall preliminary plat – is consistent with the preliminary plat in regards to street layout.

The southeast portion of this site is located in the County adjoining Wichita City Limits and annexation is required. This portion of 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 southeastern portion of the property will need to be completed. Upon annexation, the entire 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 sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Marina Bay and Driftwood.
- F. County Surveying advises the need for a county engineer permit for excavation within 1000' of levee.
- G. County Surveying advises that prior easements need to be referenced to lot lines or corners, and identified.
- H. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Marina Bay at the plat's south line. If off-site, the temporary turnaround shall be established by separate instrument. The plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- I. 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."
- J. Provisions shall be made for ownership and maintenance of the proposed reserves for this plat and for the subsequent phase of development. 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.

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- 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 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.
- L. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The overall preliminary plat was approved with an emergency access easement at the terminus of Captiva Ct. *The applicant shall plat an emergency access easement extending from Captiva Ct to Lots 16 and 17, Block 3. City Fire Department has required a hard paved surface. This easement shall be denoted on the face of the plat and be referenced in the plattor's text.*
- M. *City Fire Department* has required that this plat be developed subsequent to or in concurrence with Harbor Isle 3rd Addition to the north in order to obtain an additional point of access.
- N. 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.
- O. *GIS* needs to comment on the plat's street names. *Marina Bay should be Blue Harbor. Captiva Cir is needed for the cul-de-sac at the southwest corner of the property.*
- P. Blocks 1, 2 and 3 should be included within one block. Reserve B should be included within another block.
- Q. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- R. 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.
- 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.

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- 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.
- 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 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.
- 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.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

**Boundary Closure
South Harbor Addition**

May 18, 2004

Arc Length: 326.52	Radius: 382.00	Delta: -48-58-28
Course: N 30-47-50 W	Distance: 191.59	
Arc Length: 311.59	Radius: 647.96	Delta: 27-33-07
Course: N 03-14-43 W	Distance: 75.75	
Course: N 89-25-43 W	Distance: 200.64	
Arc Length: 129.72	Radius: 1032.00	Delta: 7-12-07
Course: N 82-13-36 W	Distance: 177.56	
Arc Length: 327.38	Radius: 418.00	Delta: -44-52-30
Course: S 52-53-54 W	Distance: 227.15	
Arc Length: 114.60	Radius: 532.00	Delta: 12-20-33
Course: S 30-42-36 E	Distance: 113.73	
Course: S 59-17-24 W	Distance: 153.28	
Course: S 16-16-56 W	Distance: 164.56	
Course: N 90-00-00 W	Distance: 112.57	
Course: S 00-00-00 W	Distance: 1400.61	
Course: S 90-00-00 E	Distance: 470.86	
Course: N 68-01-01 E	Distance: 177.72	
Course: N 44-14-04 E	Distance: 72.50	
Course: S 77-46-58 E	Distance: 266.66	
Course: N 67-55-09 E	Distance: 282.84	
Course: S 75-34-54 E	Distance: 85.52	
Course: N 30-49-06 E	Distance: 40.30	
Course: N 38-25-06 W	Distance: 39.47	
Course: N 05-47-57 E	Distance: 216.43	
Course: S 82-51-53 E	Distance: 275.42	
Course: N 00-10-00 W	Distance: 344.61	
Course: N 87-51-01 W	Distance: 95.59	
Arc Length: 199.95	Radius: 348.00	Delta: 32-55-14
Course: N 18-10-38 E	Distance: 196.50	

Perimeter: 6791.62

Area: 2638823.66 60.58 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.021

Course: N 41-46-56 E

Precision 1: 317625.37

7 LAND SURVEY REFERENCE REPORT
Department of Archives
Kansas State Historical Society
6425 SW Sixth Avenue, Topeka, KS 66615-1099
(785) 272-8681 Ext. 322 FAX (785) 272-8682

FOR OFFICIAL USE ONLY

Land Surveyor: William P. Fox
Company: POE & ASSOC. OF KANSAS
Street Address: 5940 E. Central
City, State: Wichita, KS
Zip Code: 67208
L.S. Reg. Number: 799

Project Number: _____
Telephone Number: 316-685-4114
Date of Survey: May 9, 2004
County of Survey: Sedgwick

This report is filed as a (check only one):

- SURVEY REFERENCE REPORT (K.S.A. 58-2011a). NOTICE OF ENDANGERMENT ACTIVITY (K.S.A. 58-2011b).
There is a \$2.00 per corner filing fee, which must accompany the Land Survey Reference Report.
 NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION (K.S.A. 58-2011c).
This may only be filed after filing a prior NOTICE OF ENDANGERMENT ACTIVITY. There is no filing fee.
Endangerment report was filed on _____.

LOCATION CODE OF MARKER IN TOWNSHIP (see illustration on back): 03T

Legal Description: Center Section Corner Section: 30 Township: 26S Range: 1E

Survey Datum (if known): Assumed & Local to Project North: _____ East: _____

Corner Status Prior to Survey: Existent Obliterated Lost Endangered
Monument Condition: Found Set Reset Found Record

Detailed Monument Description: 3/4" Iron Pipe

REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)

NOTE: ALL MEASUREMENTS ARE HORIZONTAL SLOPED **UNLESS NOTED OTHERWISE.**

R1 6' E. to line of P.P's N.

R2 35.8' WNW to 3 nails in HLP

R3 13.5' NNE to PK nail in HLP

R4 _____

R5 _____

R6 _____

R7 _____

R8 _____

DETAILED METHOD OF RECOVERY OR ESTABLISHMENT:

SURVEYOR'S CERTIFICATE:

This is to certify that I, William P. Fox, L.S., have found evidence of the corner hereon described and that the statements contained hereon correctly represent the evidence, corner, monuments, and accessories for the corner.

THIS BLANK FORM MAY BE PHOTOCOPIED

The original signature and date shall be across the Land Surveyor's Professional seal

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 NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION (K.S.A. 58-2011c).
This may only be filed after filing a prior NOTICE OF ENDANGERMENT ACTIVITY. There is no filing fee.
Endangerment report was filed on _____.

LOCATION CODE OF MARKER IN TOWNSHIP (see illustration on back): 05S

Legal Description: East Quarter Section Corner Section: 30 Township: 26S Range: 1E

Survey Datum (if known): Assumed & Local to Project North: _____ East: _____

Corner Status Prior to Survey: Existent Obliterated Lost Endangered
Monument Condition: Found Set Reset Found Record

Detailed Monument Description: 3/8 bar, 0.3' deep

REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)

NOTE: ALL MEASUREMENTS ARE HORIZONTAL SLOPED UNLESS NOTED OTHERWISE.

- R1 N.E. 41.73 to 3 nails in S.E. face of P.P. E. side of Seneca
R2 N.W. 74.50 to 3 nails in S.W. face of P.P. W. side of Seneca
R3 S.W. 32.25 to a 60d nail in S. face of a 28" elm
R4 E. 24.10 to a "X" Cut on S. face of chain link fc. post
R5 E. 1.5' to Centerline of pavement
R6 _____
R7 _____
R8 _____

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Endangerment report was filed on _____.

LOCATION CODE OF MARKER IN TOWNSHIP (see illustration on back): 05R

Legal Description: Northeast Section Corner Section: 30 Township: 26S Range: 1E

Survey Datum (if known): Assumed & Local to Project North: _____ East: _____

Corner Status Prior to Survey: Existing Obliterated Lost Endangered
Monument Condition: Found Set Reset Found Record

Detailed Monument Description: 3/4" Iron Pipe on top of levy, S. side of Little Arkansas River

REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)

NOTE: ALL MEASUREMENTS ARE HORIZONTAL SLOPED **UNLESS NOTED OTHERWISE.**

R1 ENE 49.5' to Mag and Wshr. in S. face of HLP

R2 S. 85' to N. face of E. Gate post 3' up

R3 SSW 91' to N. face of cor. chlk. fc post 3' up

R4 _____

R5 _____

R6 _____

R7 _____

R8 _____

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