

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-126 -- SILVERTON ADDITION

OWNER/APPLICANT: Kelsey Investments, Inc., Attn: Paul Kelsey, 716 N. 119th St. W., Suite 112, Wichita, KS 67212

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

LOCATION: North of 13th St. North, West side of 135th St. West

SITE SIZE: 106.26 acres

NUMBER OF LOTS

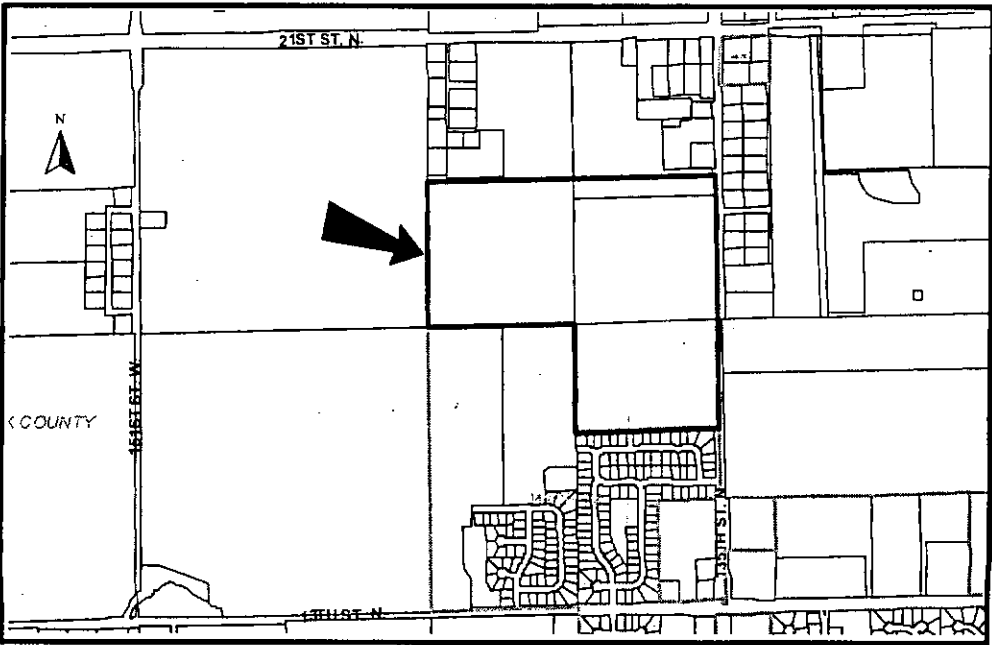
Residential:	244
Office:	
Commercial:	
Industrial:	
Total:	<u>244</u>

MINIMUM LOT AREA: 7,920 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This 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 (main and lateral) 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/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has requested a copy of the drainage plan. Sedgwick County Public Works advises that the drainage plan for this plat needs to analyze conditions on 135th St. and 13th St. to the Cowskin. A permit may be needed from Division of Water Resources for Reserve B.
- D. County/Traffic Engineering needs to comment on the need for any improvements to 135th St. West.
- E. County Public Works has requested that the City of Wichita annex 135th St. adjacent to plat.
- F. The plat's text should include language that protects the public from cost to reconstruct improvements in reserves I and F.
- G. Access to Reserve D is needed.
- H. The reserve located west of Reserve F within the Ridgepoint right-of-way needs to be labeled.
- I. Complete access control has been platted along the plat's frontage to 135th St. West. The final plat shall reference the dedication of access controls in the plat's text.
- J. Willoughby Cir may be reduced to a 58-ft right-of-way.
- 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. If any of the intended recreational uses for the reserves 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.

- N. Because of the landlocked nature of Reserve D being platted, a means of access for maintenance shall be provided.
- O. The final plat tracing shall state in the plattor'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. GIS needs to comment on the plat's street names. Revised street names are needed.
- 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 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.
- 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.

SUB 2005-126 -- Preliminary Plat of SILVERTON ADDITION
November 10, 2005 - Page 4

- 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.



TRANSMITTAL

TO: Vicky Huang COMPANY: City of Wichita ADDRESS: 7 th Floor City Building CITY/ STATE: Wichita, KS	FROM: Trevor Kurth DATE: 10-24-05 PROJECT: Silverton Addition PROJECT NUMBER:
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RE:
Silverton Addition Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER


COPIES	DATE	DESCRIPTION
2	10-12-05	Silverton Addition Drainage Concept

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149





RECEIVED

DEC 14 2005

CITY - ENGINEERING

TRANSMITTAL

TO: Scott Lindebak	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 12-14-05
ADDRESS: 7 th Floor City Hall	PROJECT: Silverton Addition
CITY/ STATE: Wichita, KS	PROJECT NUMBER:

RE:
Silverton Addition Drainage Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

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APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:
Scott, the originals will follow in .pdf form.

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



December 15, 2005

Vicky Huang, P.E.
Department of Engineering
City Hall – 7th Floor
455 North Main
Wichita, KS 67202

Re: **Silverton Addition**

Dear Vicky:

Enclosed please find two sets of utility plans for the above referenced project. If you have any questions, feel free to contact our office.

Sincerely,
Baughman Company, P.A.

Trevor Wooten, I.E.

cc: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/10/05)

CASE NUMBER: SUB 2005-126 -- SILVERTON ADDITION

OWNER/APPLICANT: Kelsey Investments, Inc., Attn: Paul Kelsey, 716 N. 119th St. W., Suite 112, Wichita, KS 67212

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

LOCATION: North of 13th St. North, West side of 135th St. West

SITE SIZE: 106.26 acres

NUMBER OF LOTS

Residential:	244
Office:	
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Total:	<u>244</u>

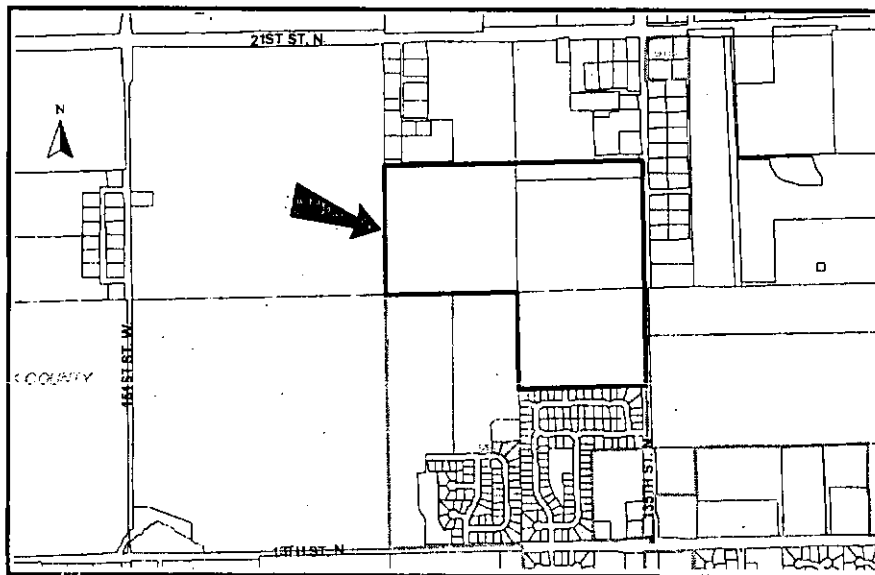
MINIMUM LOT AREA: 7,920 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

*APPROVED
40
JCH*

VICINITY MAP



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STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water (main and lateral) to serve the lots being platted.
- 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 plan.
- E. Traffic Engineering has requested a petition for left-turn lane at Ridgepoint.
- F. County Public Works has requested that the City of Wichita annex 135th St. adjacent to plat.
- G. The plat's text should include language that protects the public from cost to reconstruct improvements in reserves I and F.
- H. The year "2006" needs to replace "2005" within the signature blocks.
- I. Willoughby Cir may be reduced to a 58-ft right-of-way.
- J. 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.
- K. 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.
- L. If any of the intended recreational uses for the reserves 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. If there is a swimming pool to be built, the design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- M. An onsite benchmark is needed.
- N. Because of the landlocked nature of Reserve D being platted, a means of access for maintenance shall be provided.

An access easement has been platted as requested.

- O. 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.
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