

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-49 -- SIERRA HILLS GOLF CLUB ADDITION

OWNER/APPLICANT: United Golf of Wichita, Inc., 1822 S. Longfellow, Suite 10, Wichita, KS 67207

AGENT: Gene Vitarelli, 1822 S. Longfellow, Suite 10, Wichita, KS 67207

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

LOCATION: East of 127th Street East, North side of Pawnee

SITE SIZE: 65.7 Acres

NUMBER OF LOTS

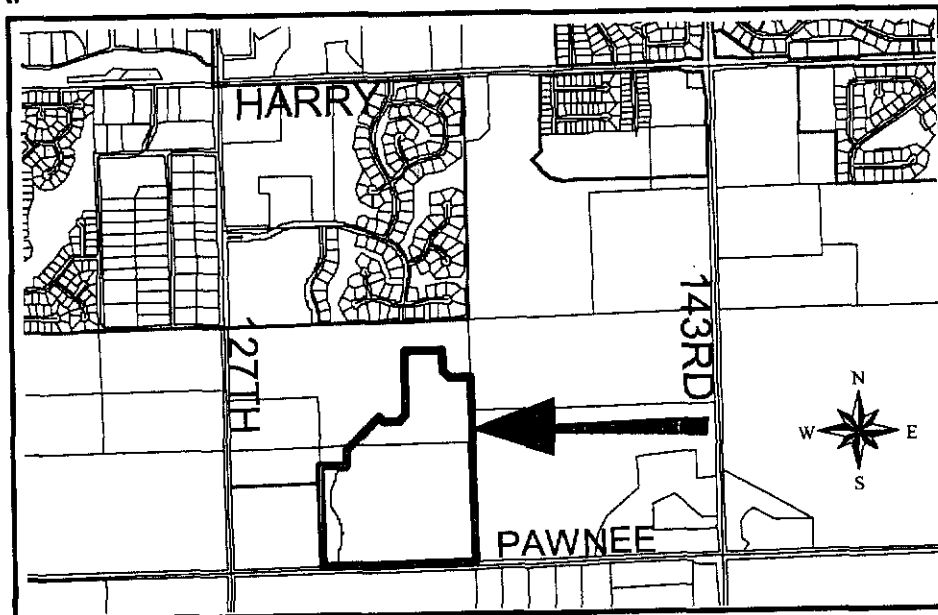
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 13.5 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-20, Single-Family Residential; NR, Neighborhood Retail

VICINITY MAP



NOTE: This is an unplatted site located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a zone change from SF-20, Single-Family Residential to NR, Neighborhood Retail for Lot 1, for a golf clubhouse and driving range. A golf course is proposed for the reserve.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted. A guarantee for the future extension of sanitary sewer is required.
- C. **City/County Engineering** needs to comment on the need for other guarantees or easements. **County Engineering has advised that additional easements may be required upon review of the final drainage plan. The easement along the north line needs to be labeled.**
- D. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The final drainage plan need to be submitted. Minimum pad may be required for the building site.**
- G. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets.
- H. **County Engineering** needs to comment on the need for access controls Distances should be shown for all segments of access control. **Complete access control is required for all of Reserve "A". Access control except for one opening is required for Lot 1.**
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities. This covenant shall also provide for the owner of Lot 1 to maintain the "parking strip" located between the south property line of Reserve A and the driving surface for Pawnee.
- J. 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.
- K. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

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- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



Closure.txt

select figure: Figure Name: Sierra Hill Golf Club Closure :

Course: S 00-00-45 W	Distance: 2015.49
Course: S 89-54-24 W	Distance: 1668.09
Course: N 00-08-23 E	Distance: 1092.97
Course: S 89-51-37 E	Distance: 304.00
Course: N 00-08-23 E	Distance: 169.17
Course: N 45-08-23 E	Distance: 495.15
Course: S 44-51-37 E	Distance: 74.96
Course: S 89-51-37 E	Distance: 165.63
Course: N 47-41-56 E	Distance: 117.31
Course: N 00-00-45 E	Distance: 687.06
Course: S 89-59-15 E	Distance: 397.12
Course: S 00-00-45 W	Distance: 224.81
Course: S 44-51-37 E	Distance: 112.85
Course: S 89-59-15 E	Distance: 228.38

Perimeter: 7752.99

Area: 2863125.34 65.73 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.006 Course: N 13-18-19 E

Precision 1: 1250721.96

