

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-39 -- SHOAL CREEK SECOND ADDITION

OWNER/APPLICANT: Scott Land, L.L.C., 12602 W. 13th St. N, Wichita, KS 67235

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

LOCATION: West side of 143rd St. East, South of Central

SITE SIZE: 9.71 acres

NUMBER OF LOTS

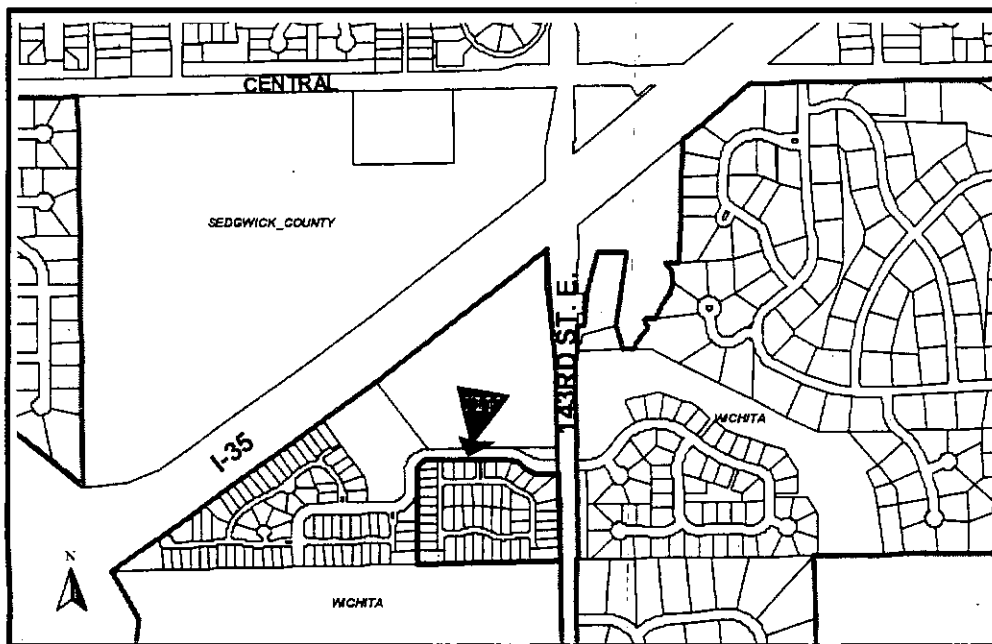
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	<u>32</u>

MINIMUM LOT AREA: 9,120 sq. ft.

CURRENT ZONING: SF-5 Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the eastern portion of the Shoal Creek Addition. The lot sizes have been increased resulting in 20 fewer lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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 Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed.**
- D. **City Fire Department** needs to comment on the need for emergency access. The previous plat included an emergency access easement connecting Turnberry and Siefkes to provide two points of access for the lots abutting this loop street. **City Fire Department requests an emergency access easement extending from Turnberry to Siefkes or extending from Whitewood to 143rd Street East.**
- E. 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.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. **Traffic Engineering** needs to comment on the need for improvements to 143rd St. East. **A petition for construction of a decel lane has been submitted with the Shoal Creek Addition.**
- H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- I. **GIS** needs to comment on the plat's street names.
- J. The applicant shall guarantee the installation of the interior streets.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- 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 to have a wetland determination completed.

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- M. 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.
- N. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.

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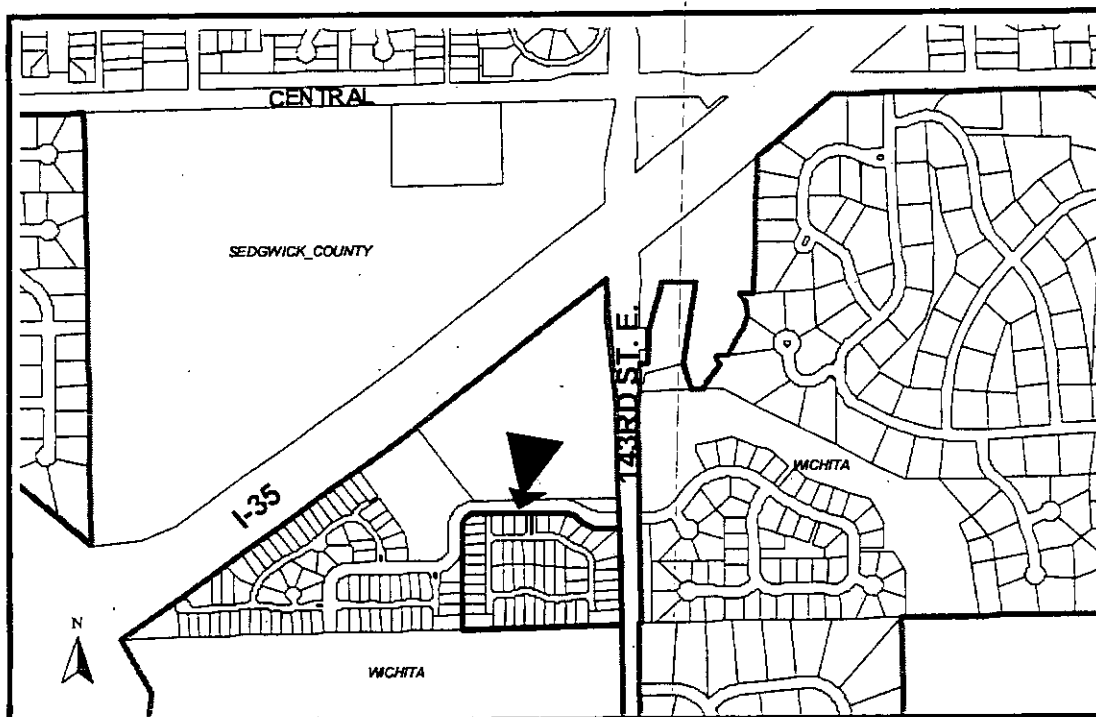
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SUB 2003-39 – One-Step Final Plat of SHOAL CREEK SECOND ADDITION
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NOTE: This is a replat of the eastern portion of the Shoal Creek Addition. The lot sizes have been increased resulting in 20 fewer lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **A respread agreement may also be required.**
- 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.
- D. **City Fire Department** needs to comment on the need for emergency access. The previous plat included an emergency access easement connecting Turnberry and Siefkes to provide two points of access for the lots abutting this loop street. **City Fire Department requests a 20-ft paved road surface for the ingress entrance and a 24-ft paved road surface for the egress.**
- E. 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.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided that provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. **Traffic Engineering** needs to comment on the need for improvements to 143rd St. East. **A petition for construction of a decel lane has been submitted with the Shoal Creek Addition.**
- H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted that calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- I. **GIS** needs to comment on the plat's street names. **The street names are approved.**
- J. **Traffic Engineering** has requested dedication of 10 feet of right-of-way along 143rd St. East.
- K. The applicant shall guarantee the installation of the interior streets.
- L. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-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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- M. 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 to have a wetland determination completed.
- N. 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.
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- P. 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.)
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- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. **Westar Energy has requested additional utility easements.**

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- X. 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.

SHOALCLOSE

CLOSURE - SHOAL CREEK 2ND ADDITION

PT 01 North: 8419.9508 East : 8238.1903
 Line Course: S 89-36-30 W Length: 772.3000
 PT 02 North: 8414.6715 East : 7465.9083
 Line Course: N 00-06-51 E Length: 507.6100
 PT 03 North: 8922.2805 East : 7466.9198
 Curve Length: 106.8142 Radius: 68.0000
 Delta: 90-00-00 Tangent: 68.0000
 Chord: 96.1665 Course: N 45-06-51 E
 Course In: S 89-53-09 E Course Out: N 00-06-51 E
 RP North: 8922.1450 East : 7534.9196
 PT 04 End North: 8990.1449 East : 7535.0551
 Line Course: S 89-53-09 E Length: 409.6700
 PT 05 North: 8989.3286 East : 7944.7243
 Curve Length: 89.4665 Radius: 118.0000
 Delta: 43-26-28 Tangent: 47.0069
 Chord: 87.3389 Course: S 68-09-55 E
 Course In: S 00-06-51 W Course Out: N 43-33-19 E
 RP North: 8871.3288 East : 7944.4892
 PT 06 End North: 8956.8446 East : 8025.7976
 Curve Length: 161.6741 Radius: 213.2000
 Delta: 43-26-55 Tangent: 84.9474
 Chord: 157.8281 Course: S 68-10-08 E
 Course In: N 43-33-19 E Course Out: S 00-06-24 W
 RP North: 9111.3528 East : 8172.7039
 PT 07 End North: 8898.1531 East : 8172.3070
 Line Course: S 89-53-36 E Length: 63.0300
 PT 08 North: 8898.0358 East : 8235.3369
 Line Course: S 02-08-48 E Length: 95.3600
 PT 09 North: 8802.7427 East : 8238.9089
 Line Course: S 00-06-30 W Length: 382.7900
 PT 01 North: 8419.9534 East : 8238.1851