

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2002-52 -- HUNTERS GLEN ADDITION

OWNER/APPLICANT: William C. Loewen Rev. Trust, 312 Wind Rows Lake Dr., Goddard, KS 67052-9410; (Contract purchaser) Russell Development, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

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

SITE SIZE: 88.67 acres

NUMBER OF LOTS

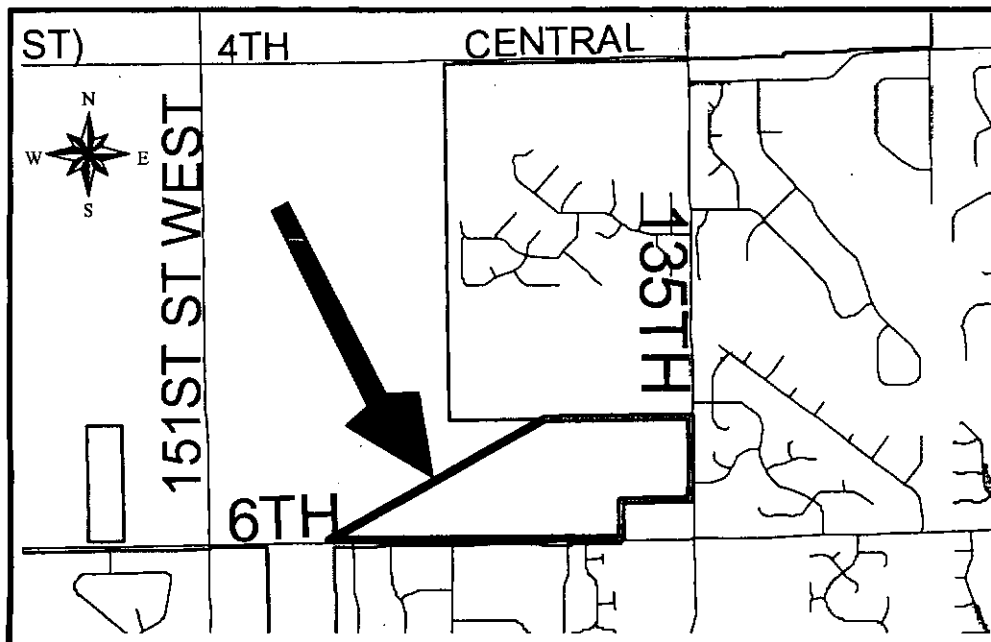
Residential:	168
Office:	
Commercial:	
Industrial:	
Total:	<u>168</u>

MINIMUM LOT AREA: 8,640 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the 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 concept.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. Left turn lanes are needed along 135th St.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along 135th St. West. Complete access control has been dedicated along the plat's frontage to Maple although the location of the 80-ft opening is denoted in the wrong location. The opening for Lot 1, Block F should be in alignment with Burton across 135th St. West. The 80-ft opening along Maple should be relocated to be in alignment with the westerly entrance.
- G. County Surveying has noted that the southwest corner of the plat has an unidentified triangle.
- H. The Subdivision Regulations require street jogs of local streets to be 150 feet or greater between centerlines. Traffic Engineering has required that Cityview St. align with the site's westerly entrance.
- I. An additional street stub should be shown to the north by extending Decker Circle for increased mobility when development occurs in this location.
- J. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- K. City Engineering needs to comment on the need for additional right-of-way along the arterials. The proposed Access Management Policy requires a 60-ft right-of-way width along urban arterials. Traffic Engineering has requested a 10-ft sidewalk and utility easement along the arterials.

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- L. Traffic Engineering needs to comment on the right-of-way widths platted for the internal streets. Decker Circle/Sheriac Circle is a continuous, one-block street segment with 28 lots directly fronting or accessing this street. The Subdivision Regulations indicate that no more than 24 lots should be served by a 58-ft street segment. Traffic Engineering has required this street segment to be 64 feet in width.
- M. Traffic Engineering has requested that the "Y" intersection of Sheriac and Sheriac Circle located at the easterly entrance along Maple be replaced with a "T" intersection.
- N. The platlor's text on the final plat shall note the dedication of the streets to and for the use of the public.
- O. 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.
- P. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- Q. 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.
- R. 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.
- S. The Park and Pathways Plan indicates a bike path proposed along the southwestern portion of this site through Reserve I. The use of Reserve I for public access should be referenced in the platlor's text.
- T. 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.
- U. The City Fire Department/GIS needs to comment on the plat's street names. New street names are required.
- V. The Applicant shall indicate a copy of the instrument which establishes the adjoining pipeline right-of-way to the north. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline right-of-way is provided for in the pipeline right-of-way agreements, it shall be indicated on the face of the plat.

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- W. 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.
- X. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Y. 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.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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.
- HH. 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.

STAFF REPORT

(FINAL PLAT, PRELIMINARY PLAT APPROVED 8/15/02)

CASE NUMBER: SUB 2002-52 -- SHADOW WOODS ADDITION (Formerly Hunter's Glen Addition)

OWNER/APPLICANT: William C. Loewen Rev. Trust, 312 Wind Rows Lake Drive, Goddard, KS 67052-9410; (Contract Purchaser) Russell Development, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Court, Wichita, KS 67220

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

LOCATION: West side of 135th Street West, North side of Maple

SITE SIZE: 88.67 Acres

NUMBER OF LOTS

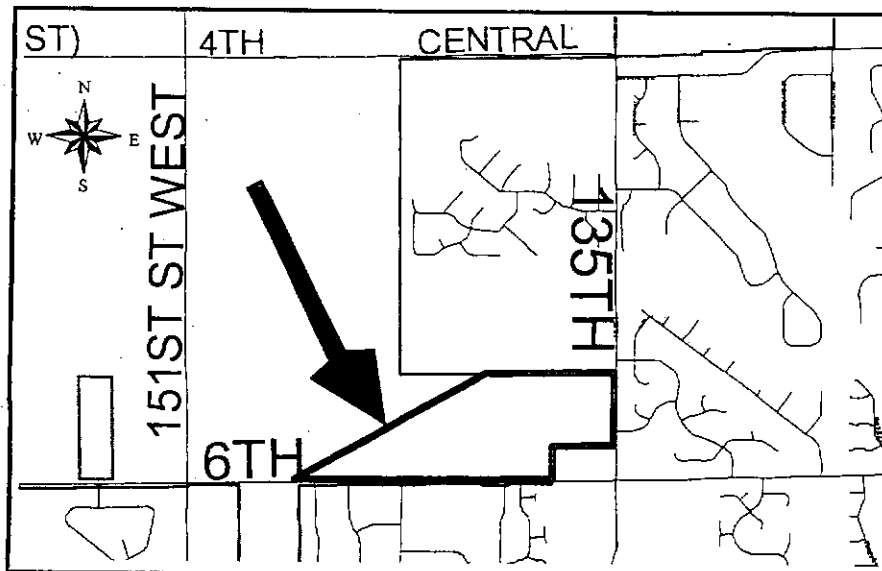
Residential:	168
Office:	
Commercial:	
Industrial:	
Total:	<u>168</u>

MINIMUM LOT AREA: 8,640 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

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Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the 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.
- 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. **An off-site drainage easement is needed.**
- E. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Left turn lanes are needed along 135th Street.**
- F. The plat proposes one opening along 135th Street West. Complete access control has been dedicated along the plat's frontage to Maple. **The opening for Lot 1, Block F, should be in alignment with Burton across 135th Street West.**

Access controls have been platted as requested.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. 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.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant that 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. Reserves J & K need dimensions noted.

- 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 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.
- M. The City Fire Department/GIS needs to comment on the plat's street names. *Burton Circle needs to be revised to Texas Circle.*
- N. The Applicant shall indicate a copy of the instrument that establishes the adjoining pipeline right-of-way to the north. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline right-of-way is provided for in the pipeline right-of-way agreements, it shall be indicated on the face of the plat.
- O. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- P. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
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- V. 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.

- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.



TRANSMITTAL

TO: Scott Lindebak, P.E.
 COMPANY: City of Wichita - Engineering
 ADDRESS: City Hall - 7th Floor
 CITY/STATE: Wichita, KS

FROM: Austin Gottlob
 DATE: 1/20/2006
 PROJECT:
 PROJECT NUMBER:

RECEIVED

RE: Shadow Woods Addition Ph. 3 Final Grading Plan
 Auburn Hills 15th Addition Ph. 2 Final Grading Plan

JAN 20 2006
 CITY - ENGINEERING

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	1/20/05	stamped copy to C.O.W.
2	1/20/05	stamped copy to C.O.W.
10	1/20/05	to Jay Russell
10	1/20/05	to Jay Russell

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

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

NOTES/ COMMENTS:

Scott, please forward a copy to OCI. Feel free to give me a call if you have any questions. Thanks.

SIGNED: Austin Gottlob
 Austin Gottlob, P.E.

Copy: file

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



Baughman

February 28, 2006

Scott Lindebak, P.E.
Storm Water Engineer
Department of Engineering
City Hall – 7th Floor
455 N. Main
Wichita, KS 67202

RE: Lot 1, Block F, Shadow Woods Addition

Scott:

The owner's of Lot 1 have purchased the lot for the development of a church in the future. The church board members have asked me to verify with you the legal ramifications of their ability to continue to drain their lot now and in the future into the lake we constructed on petitions within Reserves B and C of Shadow Woods Addition. The church owns Reserve C. Reserve B will be deeded at some time to the Shadow Woods home owners association.

I have reviewed the original drainage plan with the church board representatives which accounts for the total runoff and drainage conveyance from Lot 1, Block F into the detention pond located within the two referenced Reserves. Other residential lots within Shadow Woods Addition were also planned and designed to drain into the lake facility. The detention pond as designed and constructed meets the criteria for the detention requirements for the full development for all of Lot 1, Block F Shadow Woods Addition and other residential lots to fully develop as planned. The detention pond is constructed so that Lot 1 can discharge runoff into the lake through storm sewer pipes without the requirement of any additional on-site detention facilities to be built on Lot 1 now or at anytime in the future regardless of ownership changes. The rights the church owners of Lot 1 now enjoy as I have advocated above are in place and remain in perpetuity unaffected.

E N G I N E E R I N G
S U R V E Y I N G
P L A N N I N G
L A N D S C A P E
A R C H I T E C T U R E

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149

Scott Lindebak, P.E.
Page 2

If you are in agreement with the comments made herein, could you sign at the space provided below so that I can forward a copy of this letter to the church board members to place in their files for future reference as they proceed to development of the parcel. I have attached a copy of the drainage plan for reference. Contact me if you should have any questions.

Thank you.

Sincerely,
Baughman Company, P.A.



N. Brent Wooten, P.E.
President

Agreed,



Scott Lindebak, P.E.
City of Wichita

SHADOWCLOSE

CLOSURE - SHADOW WOODS ADDITION

PT 01	North: 20105.8112	East : 19034.8483
Line	Course: S 00-12-17 E	Length: 888.6000
PT 02	North: 19217.2169	East : 19038.0233
Line	Course: N 89-59-56 W	Length: 783.1900
PT 03	North: 19217.2321	East : 18254.8333
Line	Course: S 00-11-55 E	Length: 431.0300
PT 04	North: 18786.2047	East : 18256.3274
Line	Course: N 90-00-00 W	Length: 1834.5300
PT 05	North: 18786.2047	East : 16421.7974
Line	Course: S 89-59-59 W	Length: 822.7500
PT 06	North: 18786.2007	East : 15599.0474
Line	Course: N 02-03-57 E	Length: 321.2900
PT 07	North: 19107.2819	East : 15610.6292
Line	Course: N 61-22-37 E	Length: 60.6800
PT 08	North: 19136.3503	East : 15663.8935
Line	Course: N 62-21-03 E	Length: 101.5500
PT 09	North: 19183.4753	East : 15753.8471
Line	Course: N 60-27-50 E	Length: 58.9700
PT 10	North: 19212.5458	East : 15805.1537
Line	Course: N 62-05-39 E	Length: 157.2600
PT 11	North: 19286.1466	East : 15944.1271
Line	Course: N 59-43-15 E	Length: 66.5600
PT 12	North: 19319.7071	East : 16001.6070
Line	Course: N 62-08-45 E	Length: 53.5000
PT 13	North: 19344.7035	East : 16048.9084
Line	Course: N 59-08-55 E	Length: 52.9400
PT 14	North: 19371.8518	East : 16094.3574
Line	Course: N 61-50-13 E	Length: 158.9000
PT 15	North: 19446.8498	East : 16234.4449
Line	Course: N 62-46-07 E	Length: 103.8400
PT 16	North: 19494.3654	East : 16326.7759
Line	Course: N 61-11-41 E	Length: 102.2900
PT 17	North: 19543.6523	East : 16416.4088
Line	Course: N 61-11-41 E	Length: 1.3700
PT 18	North: 19544.3124	East : 16417.6093
Line	Course: N 63-00-57 E	Length: 103.2400
PT 19	North: 19591.1570	East : 16509.6097
Line	Course: N 61-33-15 E	Length: 208.5600
PT 20	North: 19690.4999	East : 16692.9898

SHADOWCLOSE

Line	Course: N 62-18-22 E	Length: 103.8700	
PT 21	North: 19738.7732		East : 16784.9608
Line	Course: N 62-29-46 E	Length: 208.0900	
PT 22	North: 19834.8710		East : 16969.5324
Line	Course: N 62-08-18 E	Length: 311.5200	
PT 23	North: 19980.4563		East : 17244.9405
Line	Course: N 61-26-23 E	Length: 257.3300	
PT 24	North: 20103.4814		East : 17470.9572
Line	Course: N 89-54-54 E	Length: 1563.9000	
PT 01	North: 20105.8015		East : 19034.8555