

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13
December 2, 1999

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-87 -- SAWMILL CREEK ADDITION

OWNER/APPLICANT: Michael J. Silvers, c/o Hartwood Homes, Attn: Everett Long,
7715 Central Park, Wichita, KS 67205

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

LOCATION: Northeast corner of Rock Road and 45th St. North

SITE SIZE: 159 Acres

NUMBER OF LOTS

Residential:	315
Office:	
Commercial:	1
Industrial:	
Total:	<u>316</u>

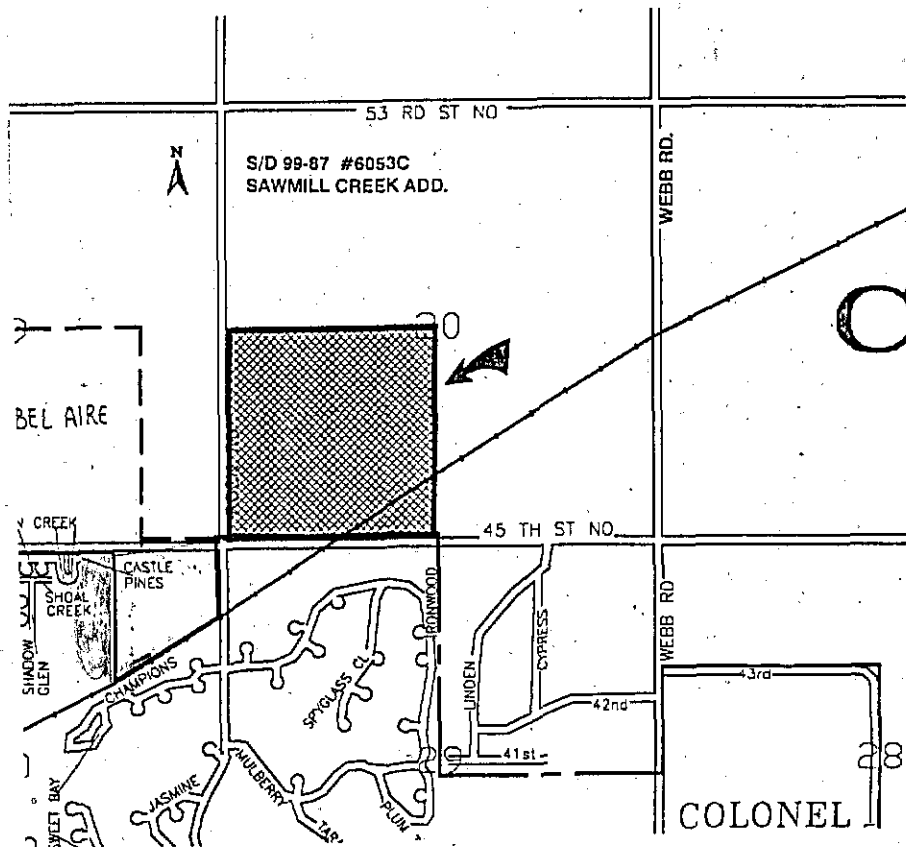
MINIMUM LOT AREA: 9,000 Sq.Fft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial (Lot 1, Block 5)

PROPOSED ZONING: Same

*off-site easement
no drainage concept
SS layout*

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and annexation is required. It is located within the Bel-Aire Area of Influence. The 100-year floodplain is located along the west line of the plat.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City Engineering needs to comment on the need for guarantees or easements. The applicant shall provide a guarantee for the extension of municipal water and sewer.
- 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 concept. If any of this site's drainage is directed onto the adjacent railroad right-of-way, confirmation shall be provided indicating the railroad's consent to accept such drainage.
- E. Traffic Engineering needs to comment on the need for access controls. The plat should dedicate complete access control along perimeter streets with the exception of one opening for the commercial lot located at the southwestern corner of the plat, and one opening for the lot in the southeastern corner of the plat. 150 feet of complete access control is required along both perimeter streets from the intersection. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and should be denoted on the face of the plat. The final plat shall *reference the access controls in the plat's text.*
- F. 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.
- G. City Fire Department needs to comment on the plat's street names. Street names may have to be revised for those that contain two suffixes.
- H. City Fire Department needs to comment on the lengths of streets. Blade Court which connects to Blade and to Timber, located in the southeastern portion of the plat, extends approximately 1,200 feet from the closest intersection with two points of access. This exceeds the 600 foot maximum length imposed by the Subdivision regulations.
- I. The final plat shall indicate the dedication of 75 feet of half street right-of-way from the intersection of the arterial centerlines.
- J. Bearing and distances need to be added for Lots 62, 63, 75, and 76 in Block 4.

- K. 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.
- L. 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.
- M. The final plat shall reference the reserves; indicating the purpose, ownership and maintenance responsibilities.
- N. To improve access to Reserve C, it is requested that the Applicant plat an access easement between Lots 44 and 45, and between Lots 55 and 56, Block 4.
- O. Two additional street stubs should be platted to the north or to the north and east for increased mobility when development occurs in these locations.
- P. Traffic Engineering should comment on the need for improvements to perimeter streets.
- Q. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks on at least one side of all through, non-cul-de-sac streets.
- 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. The plat'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.
- 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 316-729-0102) 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 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.
- 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 disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.



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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

May 9, 2000

Mr. Greg Fox
Alliance Marketing Group
144 N. Oliver
Wichita, KS 67208

Re: Sanitary Sewer Main serving Sawmill Creek Addition, 45th and Rock Road, Wichita, Kansas

Dear Mr. Fox,

I am writing this letter to better clarify the mechanics of cost assessment for the sewer main extension, particularly for the undeveloped property located near the northwest quadrant of the intersection of 45th Street North and Rock Road (the East Half of the Southeast Quarter of Section 19, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas).

An 18 inch City of Wichita sanitary sewer main will be extended from a point located in the Union Pacific Railroad Right-of-Way north of Willowbend Golf Course, northeasterly along the Union Pacific Right-of-Way to Rock Road, then north along Rock Road to a point approximately 1100 feet north of 45th Street North. This main is being extended due to the platting of Sawmill Creek (northeast corner of 45th Street North and Rock Road). This sewer main will eventually serve the area west of Rock Road, north of 45th Street North. Because of this, there are several very good reasons for the owners of the adjacent property to participate in the benefit district. Please have them consider the following:

In order to receive the benefits of the deferred special assessment program, the property in question would have to apply for annexation into the City of Wichita, Kansas. This consists of submitting an application form to the City with a legal description of the property to be annexed. There is no fee for annexation.

Once the property was annexed into the City, the owners would then sign the sanitary sewer main petition, making their property part of the benefit district for the project. The sewer main would then be designed and let for construction by the City of Wichita. Construction would follow and likely be completed by the end of this summer. This is when the deferred special assessment program would come into play.

So long as the ground in question remained in agricultural use, the City of Wichita would defer the cost of the sewer main, initially for 15 years. At the end of 15 years, providing the ground was still used for agriculture, the owners could apply for an additional 10-year deferral of assessments. At

the end of the 25-year deferral period, the project costs payable by the area would be assessed each year over a ten-year time interval. At any time the property was developed within the deferral period, the assessment for the sewer main would begin, again spread out yearly for at least ten years.

The alternative to participating in the benefit district would consist of paying a fee in lieu of (sanitary sewer) main assessment to the City of Wichita at the time of development of the property. This fee per square foot in lieu of main assessment is re-calculated each year by the City. The current fee is 3 cents per square foot. Based on the petition values calculated for the 18-inch sewer main, the cost comparison is as follows:

Estimated construction cost of the sewer main:	\$288,800.00
City pays for one-half of construction:	\$144,400.00
Associated design and administrative fees:	\$ 86,640.00
Total Assessed to Benefit District:	\$231,040.00

Sawmill Creek Addition Area =	160 Acres (approximately)
Area North and West of 45 th North and Rock =	80 Acres (approximately)
Total Benefit District Area =	240 Acres (approximately)

The assessment per acre would equal \$231,040.00 divided by 240 Acres, or roughly \$963 per acre. At \$963 per acre, the square foot assessment would equal 2.2 cents per acre. Again, in addition to the lesser cost per acre available by being included in the benefit district, the assessment can be paid over a minimum of ten years, reducing out of pocket costs at the time of development. In contrast to this, the fee in lieu of main assessment (3 cents per square foot) would be charged as a lump-sum fee at the time a connection was made to the sewer main. Also, the City of Wichita re-calculates the fee in lieu of main amount each year, and it is likely to rise over the next twenty-five years.

Please relay this information to the adjacent property owners. There will never be a better time for them to secure sanitary sewer service for their property, and to lock the costs for this service at year 2000 prices. If you are in need of any additional information, please do not hesitate to contact me.

Regards,



Christopher M. Bohm, P.E.

Cc: Mr. Gene Rath, P.E.
File



Water & Sewer Department

April 25, 2000

Christopher M. Bohm, P.E.
Savoy, Ruggles & Bohm, P.A.
924 North Main
Wichita, Kansas 67203

RE: Sanitary Sewer Main to Serve Sawmill Creek Addition (45th St. North & Rock Road)

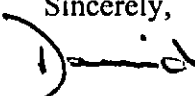
Dear Chris:

In response to your April 10 letter to me, I asked Neil Cable and Rob Younkin of my staff to visit with Mike Lindebak regarding the above referenced project. They met with Mike yesterday and reported back to me this morning. We are not aware of any reasons that would warrant participation by the City of Wichita at a level greater than the typical 50 percent and, consequently, would not recommend participation by the City beyond that level.

We strongly suggest that you visit with the landowners on the west side of Rock Road about the benefit of requesting annexation to the City of Wichita, joining in on your petition and taking advantage of the 50 percent Wichita participation. The remaining 50 percent of the costs would then be shared proportionally by each landowner.

Please call me if you have any questions or comments regarding this determination.

Sincerely,


David R. Warren,
Director

Cc: Mike Lindebak
Neil Cable
Rob Younkin

RECEIVED

APR 26 2000

CITY - ENGINEERING

Office of the Director

City Hall • 8th Floor • 455 North Main • Wichita, Kansas 67202-1677

T 316.268.4504



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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

RECEIVED

APR 10 2000

CITY - ENGINEERING

April 6, 2000

City of Bel Aire
Mayor Gary O'Neal
4551 N. Auburn
Bel Aire, KS 66952

Dear Mr. Mayor and City Council Members,

By way of introduction, my name is Christopher Bohm with the engineering and surveying firm of Savoy, Ruggles & Bohm P.A., Wichita, Kansas. Our firm is providing platting services on property located at the northeast corner of the intersection of 45th Street North and Rock Road. The property is being platted into a subdivision named *Sawmill Creek*. As you may know, *Sawmill Creek* has been annexed into the City of Wichita. As such, the City of Wichita will provide sanitary sewer and water service to the site. The purpose of this letter is to discuss the routing of the sanitary sewer line that will serve the property.

Two primary sanitary sewer routing options exist, the first being an extension of the existing 18" sanitary sewer line under the UP Railroad, and along the East Fork of Chisholm Creek to a point where the creek crosses Rock Road. This routing is labeled as Option A on the attached map. The second route would be an extension of the same 18" sanitary sewer line under the UP Railroad, routed parallel with the railroad right-of-way to Rock Road, then north along Rock Road to the intersection of Rock and the East Fork of Chisholm Creek. This route is labeled as Option B on the attached map.

From an engineering standpoint, Route A (along the East Fork of Chisholm Creek) is desirable for two reasons. First, routing the sewer adjacent to a creek provides a collection system situated along the lowest elevation path within the service area to insure the best gravity flow from sewer collection laterals. Second, a path along the creek provides the shortest route from the existing sewer connection point to the termination of the sewer main. It is Route A upon which the focus of this letter is directed.

Route A would cross property lying within the City Limits of Bel Aire. Utility or sanitary sewer easements would have to be granted by the property owners along the sewer route in order to facilitate the sewer main construction, and these easements would be accepted by the City of Wichita. In return for the granting of easements, the City of Wichita would allow the property owners within the City of Bel Aire adjacent to the route of the sewer main to receive sanitary sewer service at outside the service area rates, if the City of Bel Aire would consent to allowing Wichita to

provide such service. In addition to the need for easements across private property, the sewer line would cross and possibly parallel 45th Street North, again within the City Limits of Bel Aire.

Due to the significance of selecting a route for the sanitary sewer main which will ultimately serve a large benefit district, I respectfully request your answers to the following questions:

1. Upon the recording of the proper utility and/or sanitary sewer easements, would the City of Bel Aire consent to the design and construction of a City of Wichita sanitary sewer main which would cross and possibly parallel property within the City Limits?
2. Would the City of Bel Aire consent to allowing residents owning property adjacent to the new sewer main to connect to this main, and as such, receive their sanitary sewer service from the City of Wichita?

Based upon your response to the questions posed above, I will propose either Route A or Route B to the City of Wichita as the desired route for providing sanitary sewer service to *Sawmill Creek*.

I thank you in advance for your consideration of these questions. If you need any additional information, please do not hesitate to contact me.

Regards,



Christopher M. Bohm, P.E.

Encl.

Cc: Mr. David Warren, P.E.
Mr. Michael E. Lindebak, P.E.
Mr. Evertt Long
Mr. Dean Sellers, P.E.
File

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-87 -- SAWMILL CREEK ADDITION

OWNER/APPLICANT: Michael J. Silvers, C/O Hartwood Homes, Attn: Everett Long, 7715 Central Park, Wichita, KS 67205

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

LOCATION: Northeast corner of Rock Road and 45th Street North

SITE SIZE: 159 Acres

NUMBER OF LOTS

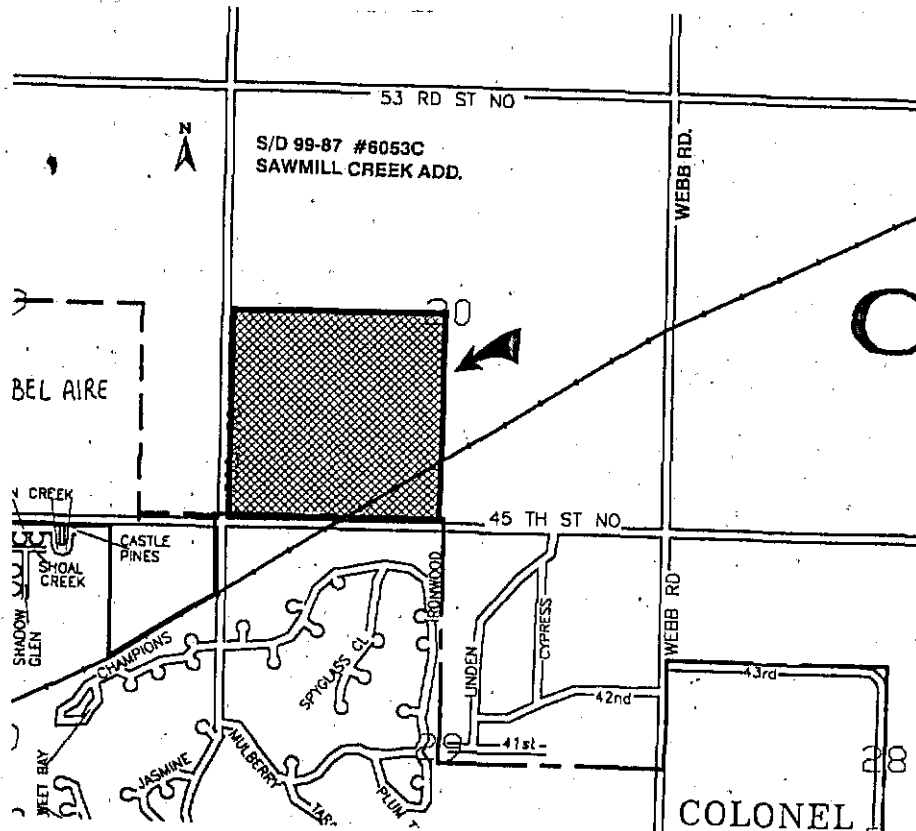
Residential:	314
Office:	
Commercial:	2
Industrial:	
Total:	316

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial (Lot 1, Block 5)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and annexation is required. It is located within the Bel-Aire Area of Influence. The 100-year floodplain is located along the west line of the plat.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- A. City Engineering needs to comment on the need for guarantees or easements. The applicant shall provide a guarantee for the extension of municipal water and sewer. A sewer layout is requested. An off-site sewer easement is needed.
- 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. County Engineering requests a drainage plan for review. The minimum pad elevations need elevations.
- E. Traffic Engineering needs to comment on the need for access controls. The plat has dedicated complete access control along perimeter streets with the exception of two openings for the commercial lot located at the southwestern corner of the plat, and one opening for the lot in the southeastern corner of the plat. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and should be denoted on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- F. 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.
- G. City Fire Department needs to comment on the plat's street names. The final plat tracing shall contain revised street names as required by City Fire Department.
- H. The right-of-way widths for perimeter streets shall be denoted.
- 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 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. To improve access to Reserve C from the lots in the southern portion of the plat, it is requested that the Applicant plat access strips between lots.

The final plat has included the requested access strips.

S/D 99-87 -- Final Plat of SAWMILL CREEK ADDITION

June 8, 2000 - Page 4

- AA. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. 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.
- GG. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

S/D 99-87 -- Final Plat of SAWMILL CREEK ADDITION
June 8, 2000 - Page 3

- L. Additional street stubs should be platted to the north or to the north and east for increased mobility when development occurs in these locations.

The Applicant has included two street stubs to the east and one stub to the north.

- M. Traffic Engineering should comment on the need for improvements to perimeter streets. A guarantee shall be provided for decel lanes.
- N. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks on at least one side of all through, non-cul-de-sac streets.
- O. The benchmark elevations should be checked.
- P. Reserve B needs to be located.
- Q. Road rights-of-way near Reserve B, Reserve F, Reserve H, and Reserve I need to be dimensioned.
- R. Curve data at the west end of Saw Mill Road on the north side needs to be labeled.
- S. The utility and drainage easement labeled on Lot 9, Block 1, needs to be changed to 40 feet.
- T. The following items need to be labeled: easements on Lot 13, Block 7; Lot 27, Block 2; Lots 29-34, Block 7; road right-of-way on the northwest corner of the plat; curve data near Reserve H on the east and west sides of the road; property line information on Reserve G; point of intersection (P.I.) on Lot 14, Block 4 bearing southwesterly; P.I. on the northwest line of Lot 1, Block 8 bearing southwesterly; and widths of Access Control along Lot 1, Block 8 and Lot 52, Block 6.
- U. The following items need to be located: easement in Reserve C near Lot 16, Block 7; easement on Lot 38, Block 5; easement in Reserve C near Lot 38, Block 7; easement in Reserve E near Lots 38 and 39, Block 2;
- V. Reserve H needs to be dimensioned.
- W. 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.
- X. The plat'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.
- Y. 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.)
- Z. 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.

BOUNDARY CLOSURE:
SAWMILL CREEK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

North: 19147.826	East : 18922.928
Line Course: N 01-02-36 W Length: 2650.34	
North: 21797.726	East : 18874.669
Line Course: S 89-51-07 E Length: 2642.96	
North: 21790.897	East : 21517.620
Line Course: S 01-14-58 E Length: 2662.94	
North: 19128.590	East : 21575.686
Line Course: N 89-35-05 W Length: 2652.84	
North: 19147.817	East : 18922.916

Perimeter: 10609.08 Area: 7,032,305 sq. ft. 161.44 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.015 Course: S 55-48-41 W
Error North: -0.0083 East : -0.0122
Precision 1: 707,272.00