

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-17 -- SAVINA 5TH ADDITION

OWNER/APPLICANT: Wichita Habitat for Humanity, Inc., 510 N. Main, P.O. Box 114, Wichita, KS 67201

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: North of 29th St. North, West of Broadway

SITE SIZE: 6.56 acres

NUMBER OF LOTS

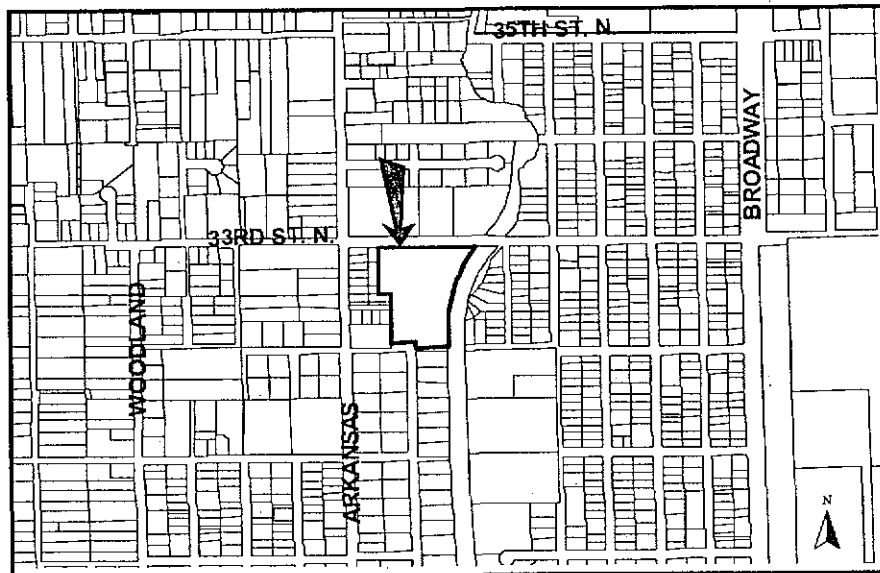
Residential:	38
Office:	
Commercial:	
Industrial:	
Total:	<u>38</u>

MINIMUM LOT AREA: 5,116 square feet

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2007-17 -- Preliminary Plat of SAVINA 5TH ADDITION
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NOTE: This is a replat of the Savina 4th Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer 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 concept.
- D. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- E. Due to the 32-foot streets, a restrictive covenant is needed limiting the site to single-family development.
- F. The Applicant shall guarantee the paving of the proposed streets.
- G. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant that 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.
- J. 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.
- 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. This property is within a zone identified by the City Engineers' office as likely to have groundwater at *some* or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. On the final plat, the MAPC signature block needs to reference the new chair.

SUB 2007-17 -- Preliminary Plat of SAVINA 5TH ADDITION
March 8, 2007 - Page 3

- N. GIS has requested that 32nd Cir be labeled as "32nd Cir N".
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.



Baughman

March 29, 2007

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

Re: **Savina 5th Addition Utility Plan**

Dear Vicky:

Enclosed please find two copies of the utility plan 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

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

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/8/07)

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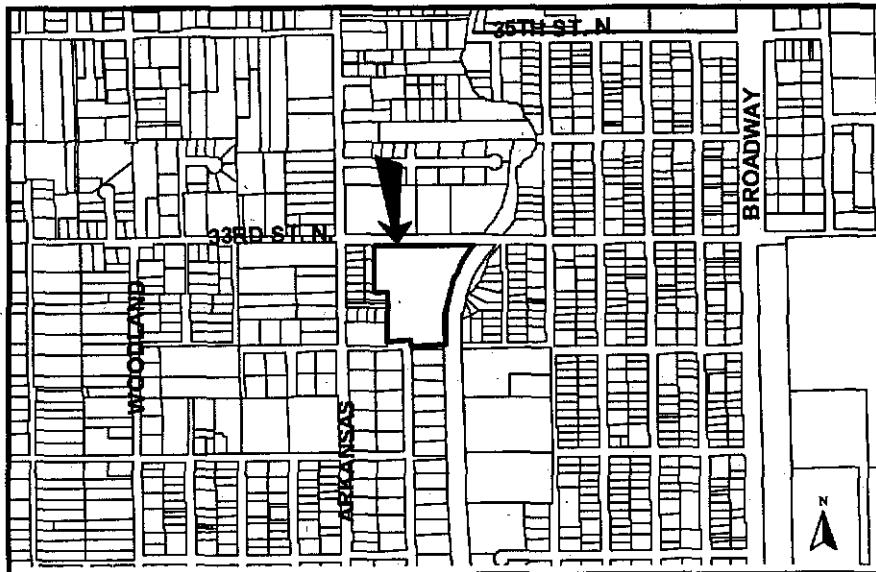
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Total:	<u>38</u>

MINIMUM LOT AREA: 5,116 square feet

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Savina 4th Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Water Utilities Department advises that the water distribution system be looped via connections at both 32nd and 33rd.
- 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 drainage plan.
- D. Due to the 32-foot streets, a restrictive covenant is needed limiting the site to single-family development.
- E. The Applicant shall guarantee the paving of the proposed streets.
- F. A petition for the applicant's share of future paving of 32nd St North shall be provided. This guarantee shall include an all-weather surface as required by City Fire Department for connection with Jackson St to the south.

The applicant shall meet with City Engineering to review the paving petition requirement.

- G. Complete access control should be shown along Wichita Drainage Canal.
- H. ~~The MSL on the minimum pad needs changed to NGVD29.~~
- I. The plat needs deltas added on both the curves along the South line of Lot 8, Block D.
- J. On Lot 5, Block D, the 54' Lot line and on Lot 6, Block D the 18' Lot line is not parallel with the centerline of the Street.
- K. It is recommended that the west lot lines of Lots 2 and 3, Block D be relocated to the west to line up with the lot lines to the south.
- L. At the Northeast corner of Lot 8, Block B, the curve arrow needs corrected.
- M. 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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SUB 2007-17 – Final Plat of SAVINA 5TH ADDITION
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- Q. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- R. GIS has approved the street names.
- S. The City Council certification needs to be revised to reference Carl Brewer, Mayor.
- 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 platlor'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.
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CLOSURE

CLOSURE - SAVINA 5TH ADDITION

PT 01 North: 11123.2791 East : 6437.8196
Line Course: S 89-08-23 E Length: 628.4000
PT 02 North: 11113.8442 East : 7066.1488
Curve Length: 575.7025 Radius: 831.0623
Delta: 39-41-26 Tangent: 299.9429
Chord: 564.2603 Course: S 19-21-44 W
Course In: S 50-47-33 E Course Out: S 89-31-01 W
RP North: 10588.5042 East : 7710.1072
PT 03 End North: 10581.4977 East : 6879.0744
Line Course: S 00-24-19 E Length: 109.2100
PT 04 North: 10472.2904 East : 6879.8469
Line Course: N 89-10-09 W Length: 214.2700
PT 05 North: 10475.3974 East : 6665.5994
Line Course: N 00-03-41 E Length: 29.8800
PT 06 North: 10505.2774 East : 6665.6314
Line Course: N 89-17-11 W Length: 153.8400
PT 07 North: 10507.1934 East : 6511.8034
Line Course: N 00-01-11 W Length: 314.9700
PT 08 North: 10822.1634 East : 6511.6949
Line Course: N 89-07-33 W Length: 73.9800
PT 09 North: 10823.2920 East : 6437.7236
Line Course: N 00-01-02 E Length: 299.9800
PT 01 North: 11123.2720 East : 6437.8137