

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-08 -- REEDS COVE THIRD ADDITION

OWNER/APPLICANT: Ritchie Development, Attn: Rob Ramseyer, 8100 E. 22nd St. North,
Wichita, KS 67226

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

LOCATION: East of 127th St. East, South side of 21st St. North

SITE SIZE: 54.77 Acres

NUMBER OF LOTS

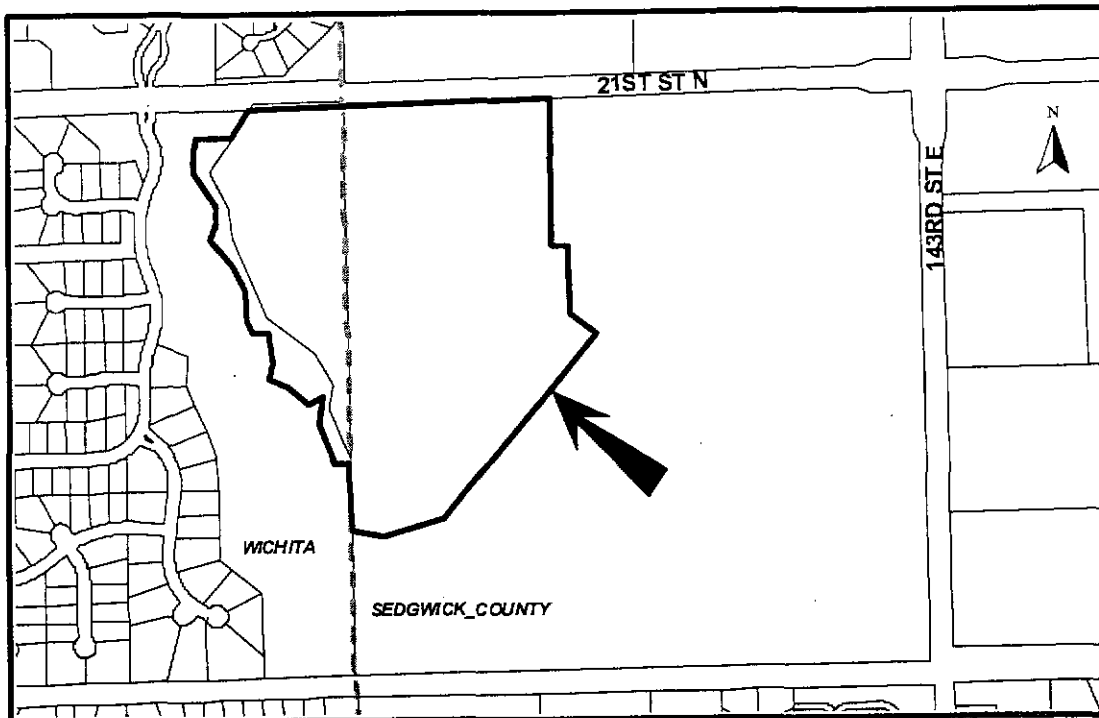
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 22,732 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential; SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2004-08 -- Preliminary Plat of REED'S COVE ADDITION
January 29, 2004 - Page 2

NOTE: The eastern portion of this unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The eastern portion of the site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. *City Water and Sewer Department has requested an agreement which limits sewer connections based upon capacity.*
- 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 has requested a petition for a left-turn lane.
- F. The plat proposes complete access control along the plat's frontage. The final plat shall reference the dedication of access controls in the plat's text.
- G. The applicant shall guarantee the paving of the private street to the urban street pavement standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- H. The paving guarantee shall also provide for sidewalks on both sides of the loop street.
- I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- J. The reserves being platted as private streets shall be labeled as private streets and shown appropriate street names.
- K. The legal description needs to be corrected to properly describe the western portion of the property.
- 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 (316-322-8247) to have a wetland determination completed."
- 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.

SUB 2004-08 -- Preliminary Plat of REED'S COVE ADDITION
January 29, 2004 - Page 3

- N. 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.
- O. GIS needs to comment on the plat's street names. *N Krug is recommended for the entryway extending to Lot 20, Block A. N Clear Creek is recommended for the remaining street extending east of the entrance.*
- P. 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.
- 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 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.)
- 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.
- U. 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.
- V. 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.
- 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.

SUB 2004-08 -- Preliminary Plat of REED'S COVE ADDITION
January 29,2004 - Page 4

- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/29/04)

CASE NUMBER: SUB 2004-08 -- REEDS COVE THIRD ADDITION

OWNER/APPLICANT: Ritchie Development, Attn: Rob Ramseyer, 8100 E. 22nd St. North, Wichita, KS 67226

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

LOCATION: East of 127th St. East, South side of 21st St. North

SITE SIZE: 54.77 Acres

NUMBER OF LOTS

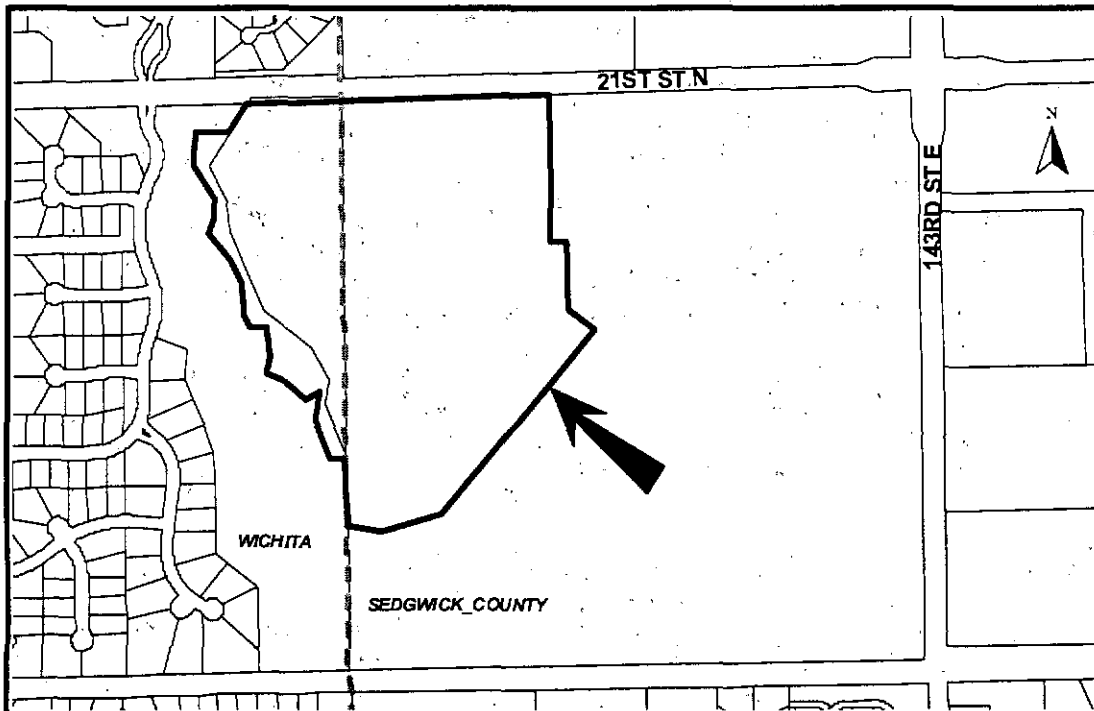
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 22,732 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential; SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: The eastern portion of this unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The eastern portion of the site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Water and Sewer Department and OCI have requested an agreement which limits sewer connections based upon capacity.
- 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.
- E. Traffic Engineering has requested a petition for a left-turn lane.
- F. The applicant shall guarantee the paving of the private street to the urban street pavement standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- G. City Fire Department has requested a 35-ft roadway be provided at the street entrance.
- H. The paving guarantee shall also provide for sidewalks on one side of the loop street.
- I. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- J. The reserves being platted as private streets shall be shown appropriate street names.
- K. 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 (316-322-8247) to have a wetland determination completed."
- L. 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.
- M. 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.
- N. The drainage reserves "20" through "29" need to be referenced in the plat's text.

- O. GIS needs to comment on the plat's street names. *The Applicant shall meet with GIS to discuss street names.*
- P. A bold solid line is needed between the 21st St. North right-of-way line and Reserve C.
- Q. County Surveying advises that the benchmark needs a better description.
- R. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- S. 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.
- 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 316-946-4556) 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 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.
- 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.

SUB 2004-08 -- Final Plat of REED'S COVE THIRD ADDITION
February 26, 2004 - Page 4

BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

Closure

CLOSURE - REED'S COVE 3RD ADDITION

PT 01	North: 21479.9064	East : 13316.4596
Line	Course: N 88-33-26 E	Length: 406.5700
PT 02	North: 21490.1433	East : 13722.9007
Line	Course: S 00-57-43 E	Length: 9.8800
PT 03	North: 21480.2647	East : 13723.0665
Line	Course: N 88-37-49 E	Length: 929.9600
PT 04	North: 21502.4943	East : 14652.7608
Line	Course: S 00-57-58 E	Length: 670.0200
PT 05	North: 20832.5696	East : 14664.0580
Line	Course: N 88-39-29 E	Length: 75.0700
PT 06	North: 20834.3277	East : 14739.1074
Line	Course: S 00-58-00 E	Length: 310.0000
PT 07	North: 20524.3718	East : 14744.3374
Line	Course: S 50-32-56 E	Length: 149.9700
PT 08	North: 20429.0779	East : 14860.1393
Line	Course: S 39-30-07 W	Length: 1100.1400
PT 09	North: 19580.2066	East : 14160.3354
Line	Course: S 73-28-30 W	Length: 269.9200
PT 10	North: 19503.4322	East : 13901.5642
Line	Course: N 77-37-11 W	Length: 149.2000
PT 11	North: 19535.4206	East : 13755.8337
Line	Course: N 00-57-55 W	Length: 303.4000
PT 12	North: 19838.7775	East : 13750.7225
Line	Course: S 89-02-12 W	Length: 70.0400
PT 13	North: 19837.6000	East : 13680.6924
Line	Course: N 21-46-09 W	Length: 191.3100
PT 14	North: 20015.2668	East : 13609.7416
Line	Course: N 08-49-45 E	Length: 131.0000
PT 15	North: 20144.7145	East : 13629.8486
Line	Course: S 64-01-08 W	Length: 72.0000
PT 16	North: 20113.1731	East : 13565.1251
Line	Course: N 49-36-01 W	Length: 123.5500
PT 17	North: 20193.2479	East : 13471.0366
Line	Course: N 63-21-53 W	Length: 84.8100
PT 18	North: 20231.2690	East : 13395.2268
Line	Course: N 10-36-31 E	Length: 65.0000
PT 19	North: 20295.1580	East : 13407.1932
Line	Course: N 06-14-29 W	Length: 137.9900
PT 20	North: 20432.3301	East : 13392.1913
Line	Course: N 82-32-50 W	Length: 75.8000
PT 21	North: 20442.1621	East : 13317.0316
Line	Course: N 27-52-48 W	Length: 47.0000
PT 22	North: 20483.7067	East : 13295.0534
Line	Course: N 01-58-45 W	Length: 153.0000



Closure

PT 23	North: 20636.6154	East :	13289.7694
Line Course:	N 27-08-21 W	Length:	124.0000
PT 24	North: 20746.9632	East :	13233.2064
Line Course:	N 39-57-24 W	Length:	157.0000
PT 25	North: 20867.3085	East :	13132.3797
Line Course:	N 17-02-04 E	Length:	80.0000
PT 26	North: 20943.7988	East :	13155.8155
Line Course:	N 00-11-28 E	Length:	80.0400
PT 27	North: 21023.8383	East :	13156.0824
Line Course:	N 32-14-35 W	Length:	172.0000
PT 28	North: 21169.3146	East :	13064.3184
Line Course:	N 11-15-35 W	Length:	50.0000
PT 29	North: 21218.3522	East :	13054.5555
Line Course:	N 08-27-22 E	Length:	110.0000
PT 30	North: 21327.1564	East :	13070.7312
Line Course:	N 88-33-26 E	Length:	150.0000
PT 31	North: 21330.9332	East :	13220.6837
Line Course:	N 32-44-15 E	Length:	152.9200
PT 32	North: 21459.5629	East :	13303.3814
Line Course:	N 32-44-15 E	Length:	24.1800
PT 01	North: 21479.9021	East :	13316.4578

