

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-99 -- WOODS NORTH ADDITION

OWNER/APPLICANT: Ritchie Development Corp., Greenwich/4, Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226;

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

LOCATION: Southwest corner of 127th St. East and 29th St. North

SITE SIZE: 78.86 acres

NUMBER OF LOTS

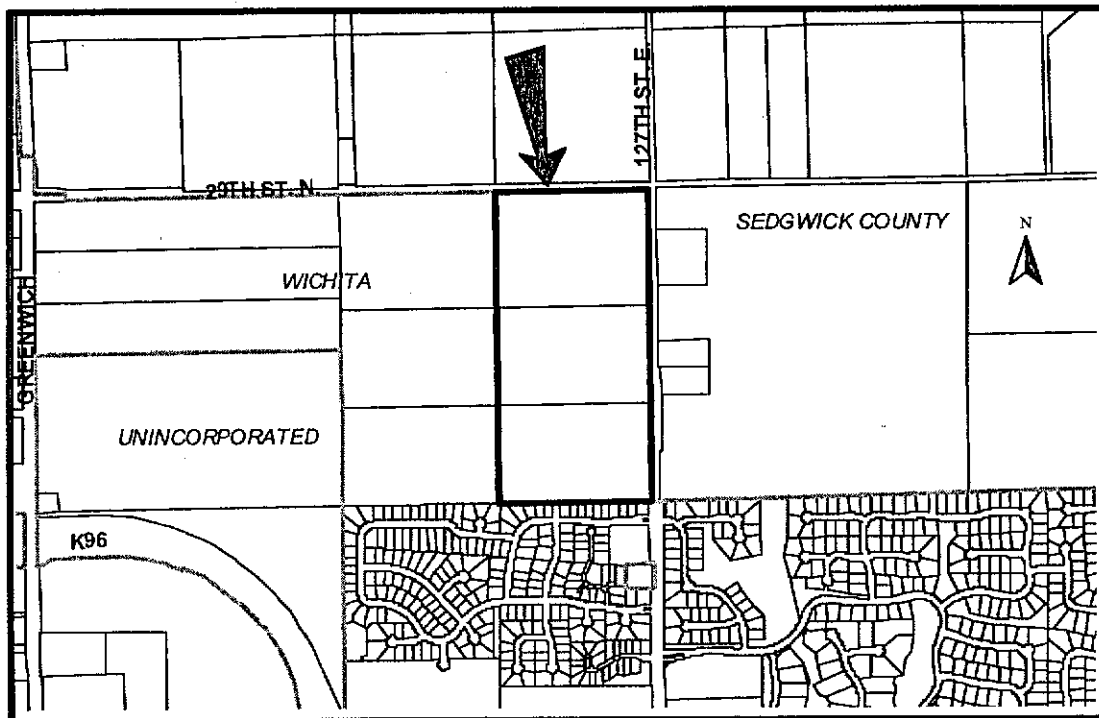
Residential:	179
Office:	
Commercial:	
Industrial:	
Total:	179

MINIMUM LOT AREA: 6,720 square feet

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned RR, Rural Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of future City water and sanitary sewer (mains and laterals) 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. County Engineering requests a drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes complete access control along the 127th St. East street frontage except for two street openings. The final plat shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering requests dedication of street right-of-way extending from Shadowridge to 29th St. North.
- F. County Engineering recommends paving 127th St. E. and 29th St. N. along adjoining area of the plat.
- G. County Engineering recommends annexation of 127th St. E. and 29th St. N.
- H. The plat's text shall specify that owners of Reserves A and B shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- I. County Surveying advises that a dimension of the west line of pipeline easement is needed from the east line of the plat.
- J. County Surveying advises that the pipeline needs to define building setback requirement from their line.
- K. The 15' building setback on Lot 1 Block C needs to be removed.
- L. 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.
- M. Since Reserve H includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- O. 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.
- P. 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.
- Q. 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.

- R. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-foot or 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. GIS has requested street name changes that are denoted on the Engineer's plat copy.
- T. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the east property line of Blocks A and D be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- U. 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.
- V. 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.
- W. 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.)
- X. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Y. 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.
- Z. 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.
- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing. 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.
- CC. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/8/07)

CASE NUMBER: SUB 2007-99 -- WOODS NORTH ADDITION

OWNER/APPLICANT: Ritchie Development Corp., Greenwich/4, Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226;

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

LOCATION: Southwest corner of 127th St. East and 29th St. North (District II)

SITE SIZE: 78.86 acres

NUMBER OF LOTS

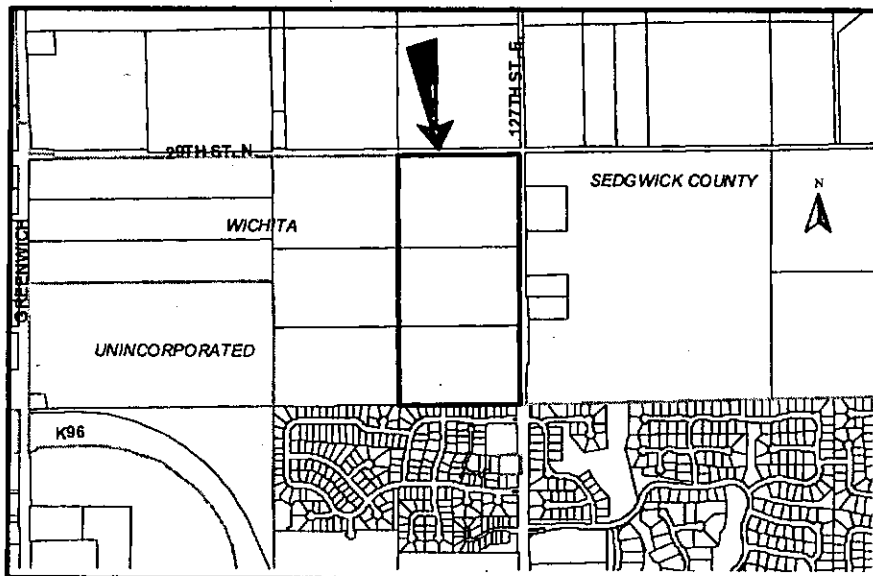
Residential:	179
Office:	
Commercial:	
Industrial:	
Total:	179

MINIMUM LOT AREA: 6,720 square feet

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2007-99 -- Final Plat of WOODS NORTH ADDITION
December 13, 2007 - Page 2

NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned RR, Rural 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 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 City water and sanitary sewer (mains and laterals) 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 drainage plan. County Engineering requests a drainage plan.
- E. Traffic Engineering has approved the access controls. The plat proposes complete access control along the 127th St. East street frontage except for two street openings. The final plat shall reference the dedication of access controls in the plat's text.
- F. Traffic Engineering requests dedication of street right-of-way extending from Shadowridge to 29th St. North.
The street dedication has been platted as requested.
- G. County Engineering recommends paving 127th St. E. and 29th St. N. along adjoining area of the plat. The Subdivision Committee approved the submittal of two paving petitions for 127th St. East to City Engineering. One petition shall extend from the Fairmont Addition to the southernmost entrance of this plat and one petition shall extend to the next entrance to the north. A petition for the paving of 29th Street is also needed.
- H. County Engineering recommends annexation of 127th St. E. and 29th St. N.
- I. County Surveying advises that a dimension of the west line of pipeline easement is needed from the east line of the plat.
- J. County Surveying advises that the pipeline needs to define building setback requirement from their line.
- K. 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.
- L. Since Reserve H includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- 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.
- N. 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.
- O. The plat's text shall specify that the owners of Reserve K shall bear the cost of any repair or replacement of improvements within said reserve resulting from street construction, repair, or maintenance.

- P. 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.
- Q. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-foot or 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.
- R. GIS has requested the entrance off of 29th needs to be named "Davin". Shadowridge should be Davin. Shadowridge Ct should be CIR. The north Eagle Ct should be CIR. The middle Eagle Ct adjoining Lot 60, Block D should just be Eagle. Woodridge needs to be labeled at lots 30-33, Block A.
- S. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the east property line of Blocks A and D be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- The pipeline easements have been included within Reserves as requested.
- 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 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.
- V. 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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- BB. 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.





TRANSMITTAL

TO:	FROM:
Vicky Huang	Tylan Dyer
COMPANY:	DATE:
City of Wichita	10/31/2007
ADDRESS:	PROJECT:
City Building	Woods North
CITY/STATE:	PROJECT NUMBER:
Wichita	

RE:
Utility Concept for Woods North

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	10/31/07	Full size prints of Utility Concept for Woods North

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:
Vicky - Please find attached the above mentioned prints. Don't hesitate to call if you have any questions or need anything else. Thank you!

SIGNED: 
A. Tylan Dyer 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

CLOSURE.txt

CLOSURE - WOODS NORTH ADDITION

PT 01 North: 10317.7802 East : 25124.2089
Line Course: N 00-33-27 W Length: 2679.9100
PT 02 North: 12997.5633 East : 25098.1333
Line Course: N 88-52-43 E Length: 1325.9700
PT 03 North: 13023.5135 East : 26423.8493
Line Course: S 00-31-19 E Length: 2685.4700
PT 04 North: 10338.1549 East : 26448.3127
Line Course: S 89-07-05 W Length: 1324.2700
PT 01 North: 10317.7714 East : 25124.1995

MISCLOSURE:

Line Course: N 46-59-44 E Length: 0.0129
North: 10317.7802 East : 25124.2090

