

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 99-31 - WOODLAND WESTFIELD 2ND ADDITION

**OWNER/APPLICANT:** Harold P. Wood, Jr., 235 S. Byron, Wichita, KS 67209

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

**LOCATION:** North side of Maple, West of Tyler

**SITE SIZE:** 3.67 acres

**NUMBER OF LOTS**

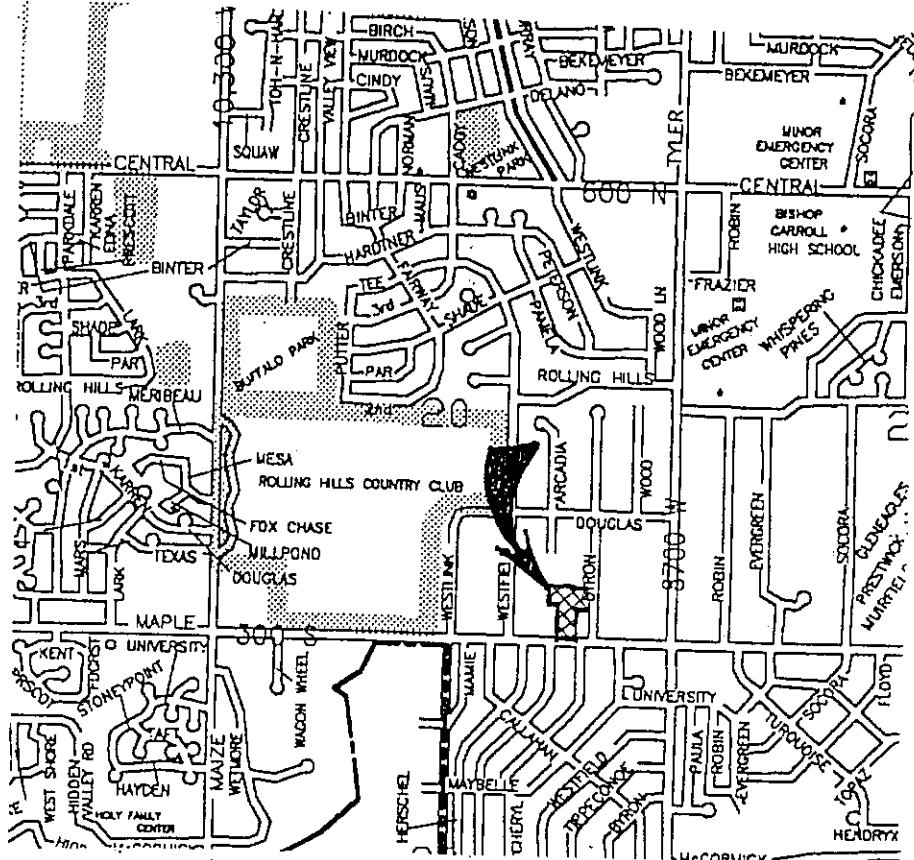
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

**MINIMUM LOT AREA:** 7,034 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of two lots in the Woodland Westfield Addition and three lots in the Westfield Acres Addition.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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 final plat shall denote complete access control along Maple and reference access controls in the plat's text.
- E. 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.
- F. The final plat shall reference a tie point to a section corner.
- G. 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.
- H. The applicant shall guarantee the paving of the proposed interior street.
- I. City Fire shall comment on the acceptability of the street name.
- J. 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.
- K. 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.
- L. 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.)

- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved)

**CASE NUMBER:** S/D 99-31 - WOODLAND WESTFIELD 2ND ADDITION  
**OWNER/APPLICANT:** Harold P. Wood, Jr., 235 S. Byron, Wichita, KS 67209  
**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211  
**LOCATION:** North side of Maple, West of Tyler  
**SITE SIZE:** 3.67 acres

**NUMBER OF LOTS**

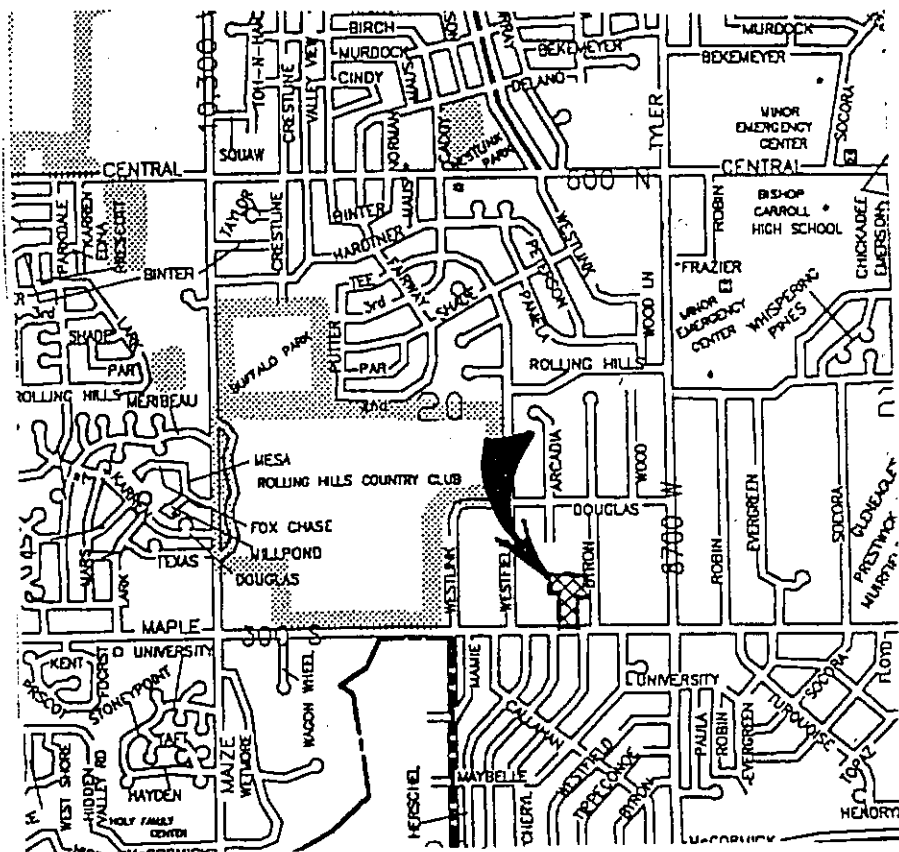
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

**MINIMUM LOT AREA:** 7,034 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of two lots in the Woodland Westfield Addition and three lots in the Westfield Acres Addition.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements. *The utility easement along the west line of Lot 1 needs to be extended to the south line.*

The final plat denotes the requested easement.

- 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 plan. *A guarantee for improvements is required.*
- D. The final plat shall denote complete access control along Maple and reference access controls in the plat's text. *A guarantee for a driveway closure along Maple is required.*

The requested access control has been denoted on the final plat.

- E. 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.
- F. The final plat tracing shall reference a tie point to a section corner.
- G. 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.
- H. The applicant shall guarantee the paving of the proposed interior street.
- I. The joint access easement through Lot 11 needs to be established by separate instrument.
- J. 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.

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. Southwestern Bell has requested additional easements.
- S. 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.
- T. The Water Department requests the extension of the existing water line to the north line of the plat. The properties to the east should be incorporated into the benefit district.

# CLOSURE - WOODLAND WESTFIELD 2<sup>ND</sup> ADD.

L001

1			N	5000.000	E	5000.000	S	0+00
S	00-09'30.0"W	288.400						
2			N	4711.601	E	4999.203	S	2+88.400
	WEST	121.000						
3			N	4711.601	E	4879.203	S	4+09.400
S	00-09'30.0"W	215.000						
4			N	4496.602	E	4877.609	S	6+24.400
	WEST	242.000						
5			N	4496.602	E	4635.609	S	8+66.400
N	00-11'46.0"E	375.260						
6			N	4871.860	E	4636.893	S	12+41.660
S	89-43'02.0"W	60.560						
7			N	4871.561	E	4576.334	S	13+02.220
N	00-06'59.0"E	128.440						
8			N	5000.001	E	4576.595	S	14+30.660
S	89-59'59.7"E	423.405						
1			N	5000.000	E	5000.000	S	18+54.065
LENGTH=	1854.065	AREA=		164415.656 SF				3.774 ACRES