

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-74 – WOODLAND NORTH ADDITION

OWNER/APPLICANT: Mennonite Housing & Rehabilitation Service, Attn: Doug Bruggeman, 2145 N. Topeka, Wichita, KS 67214

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

LOCATION: East of Hood, South side of 29th St. North

SITE SIZE: 1.85 acres

NUMBER OF LOTS

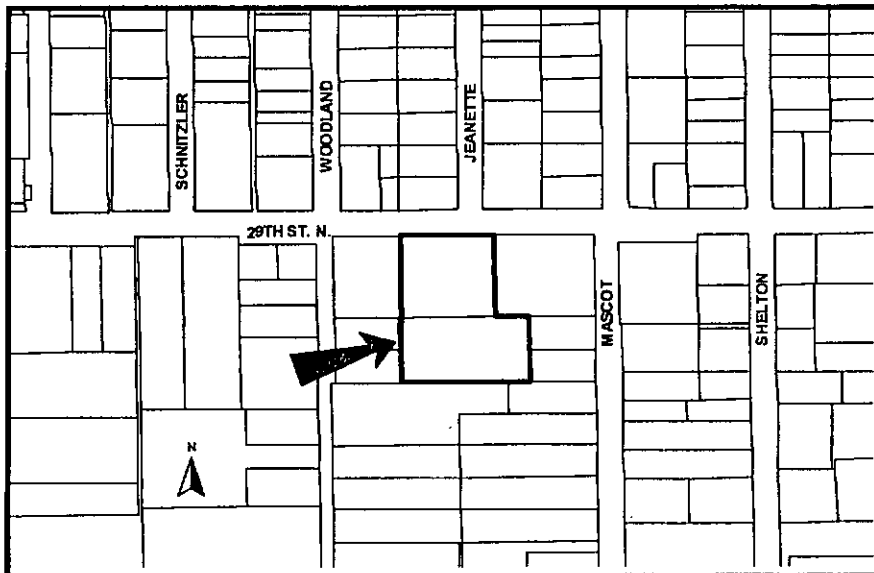
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 5,077 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2007-74 – Preliminary Plat of WOODLAND NORTH ADDITION
August 23, 2007 - Page 2**

NOTE: This is a replat of Lot 5, Gould Gardens 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 proposes complete access control along the 29th St. North street frontage except for one street opening. The final plat shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering has approved the right-of-way along 29th St. North.
- F. The applicant shall guarantee the paving of the proposed interior street.
- G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Jeanette. On the final plat, the plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- H. 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.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 2 - 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- 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 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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: 316-946-4556) 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2007-74 – Preliminary Plat of WOODLAND NORTH ADDITION
August 23, 2007 - Page 3

- 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.
- S. 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 8/23/07)

CASE NUMBER: SUB 2007-74 – WOODLAND NORTH ADDITION

OWNER/APPLICANT: Mennonite Housing & Rehabilitation Service, Attn: Doug Bruggeman, 2145 N. Topeka, Wichita, KS 67214

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

LOCATION: East of Hood, South side of 29th St. North

SITE SIZE: 1.85 acres

NUMBER OF LOTS

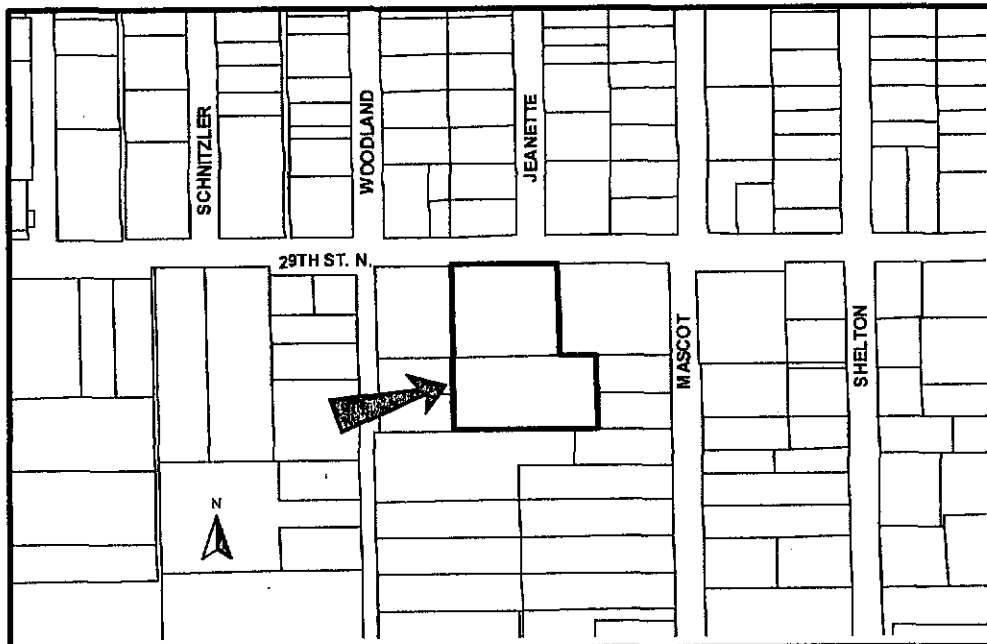
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 5,077 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lot 5, Gould Gardens Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall guarantee the extension of sanitary sewer to serve Lots 1-3, Block A.
- 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 applicant's drainage plan. A drainage guarantee will be needed.
- D. The plat proposes complete access control along the 29th St. North street frontage except for one street opening. Traffic Engineering has approved access controls.
- E. Traffic Engineering has approved the right-of-way along 29th St. North.
- F. The applicant shall guarantee the paving of the proposed interior street.
- G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Jeanette.
- H. 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.
- I. The Subdivision Committee has recommended approval of this plat with a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 2 -4.
- 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. GIS has requested abbreviations for the street types and directionals.
- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.
- Q. 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.

SUB 2007-74 – Final Plat of WOODLAND NORTH ADDITION
September 27, 2007 - Page 3

- R. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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: Vicky Huang FROM: Kris Rose

Engineering Department
City of Wichita

LOCATION: 7th Floor DATE: 9/17/2007

CITY/STATE: Wichita, KS PROJECT #:

PROJECT: Woodland North

RE: Utility Plan

We are sending you:		ATTACHED <input checked="" type="checkbox"/>	UNDER SEPARATE COVER <input type="checkbox"/>
PLANS <input type="checkbox"/>	PRINTS <input checked="" type="checkbox"/>	SHOP DRAWINGS <input type="checkbox"/>	SAMPLES <input type="checkbox"/>
COPY OF LETTER <input type="checkbox"/>	CHANGE ORDER <input type="checkbox"/>	DISK <input type="checkbox"/>	SPECS <input type="checkbox"/>
			OTHER <input type="checkbox"/>

COPIES	DATE	DESCRIPTION
2	9/17/2007	Utility Plan

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67211
P 316.262.7271
F 316.262.0149

- 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

NOTES/COMMENTS:

SIGNED: Kris Rose
Kris Rose

Copy: file

CLOSURE.txt

CLOSURE - WOODLAND NORTH

PT 01 North: 6339.9354 East : 12420.0973
Line Course: S 89-13-35 E Length: 212.8800
PT 02 North: 6337.0611 East : 12632.9579
Line Course: S 00-00-00 W Length: 167.9100
PT 03 North: 6169.1511 East : 12632.9579
Line Course: S 89-16-58 E Length: 86.9800
PT 04 North: 6168.0624 East : 12719.9311
Line Course: S 00-01-46 W Length: 150.0100
PT 05 North: 6018.0524 East : 12719.8540
Line Course: N 89-14-53 W Length: 299.8600
PT 06 North: 6021.9876 East : 12420.0199
Line Course: N 00-06-11 E Length: 150.2300
PT 07 North: 6172.2174 East : 12420.2901
Line Course: N 00-03-57 W Length: 167.7200
PT 01 North: 6339.9373 East : 12420.0974

MISCLOSURE:

Line Course: S 00-26-10 W Length: 0.0019
North: 6339.9354 East : 12420.0973