

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 00-08 -- WOODLAKE 2ND ADDITION

APPLICANT: J.W. Owen, 7701 E. Kellogg, Suite 460, Wichita, KS 67207

AGENT: Jim Burns, 205 W. 2nd Street, Suite 10, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast and northwest corner of Douglas Avenue and Sheridan

SITE SIZE: 19.59 Acres

NUMBER OF LOTS

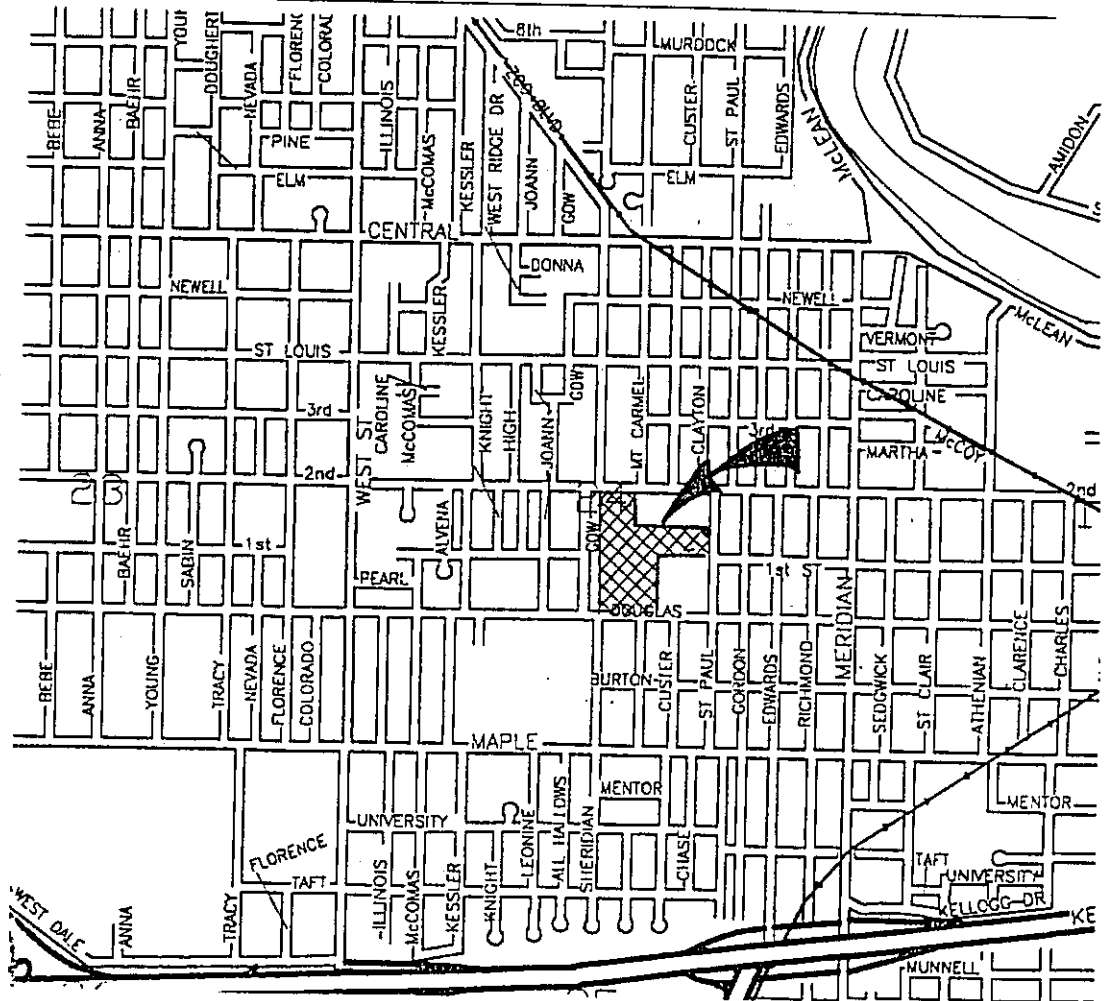
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	68

MINIMUM LOT AREA: 7,300 Sq. Ft.

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is subject to the Woodlake Community Unit Plan (DP-61).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for any other guarantees or easements. A utility easement needs to be platted along the south line of Lots 1, 2, and 3, Block 3, to cover the existing sanitary sewer line.
- 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 perimeter streets. The dedication of access controls shall be referenced in the plat's text.
- E. 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.
- F. The applicant needs to request a CUP adjustment, as the proposed access controls do not correspond with those imposed by the CUP. A CUP adjustment may also be needed for the parcel boundaries.
- G. The applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks on one side of the streets.
- H. City Fire Department should comment on the plat's street names.
- I. The final plat tracing should indicate that this plat is subject to DP-61.
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-61) and its special conditions for development on this property.
- 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.

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- 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 a 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/3/00)

CASE NUMBER: S/D 00-08 -- WOODLAKE 2ND ADDITION

APPLICANT: J.W. Owen, 7701 E. Kellogg, Suite 460, Wichita, KS 67207

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SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast and northwest corner of Douglas Avenue and Sheridan

SITE SIZE: 19.59 Acres

NUMBER OF LOTS

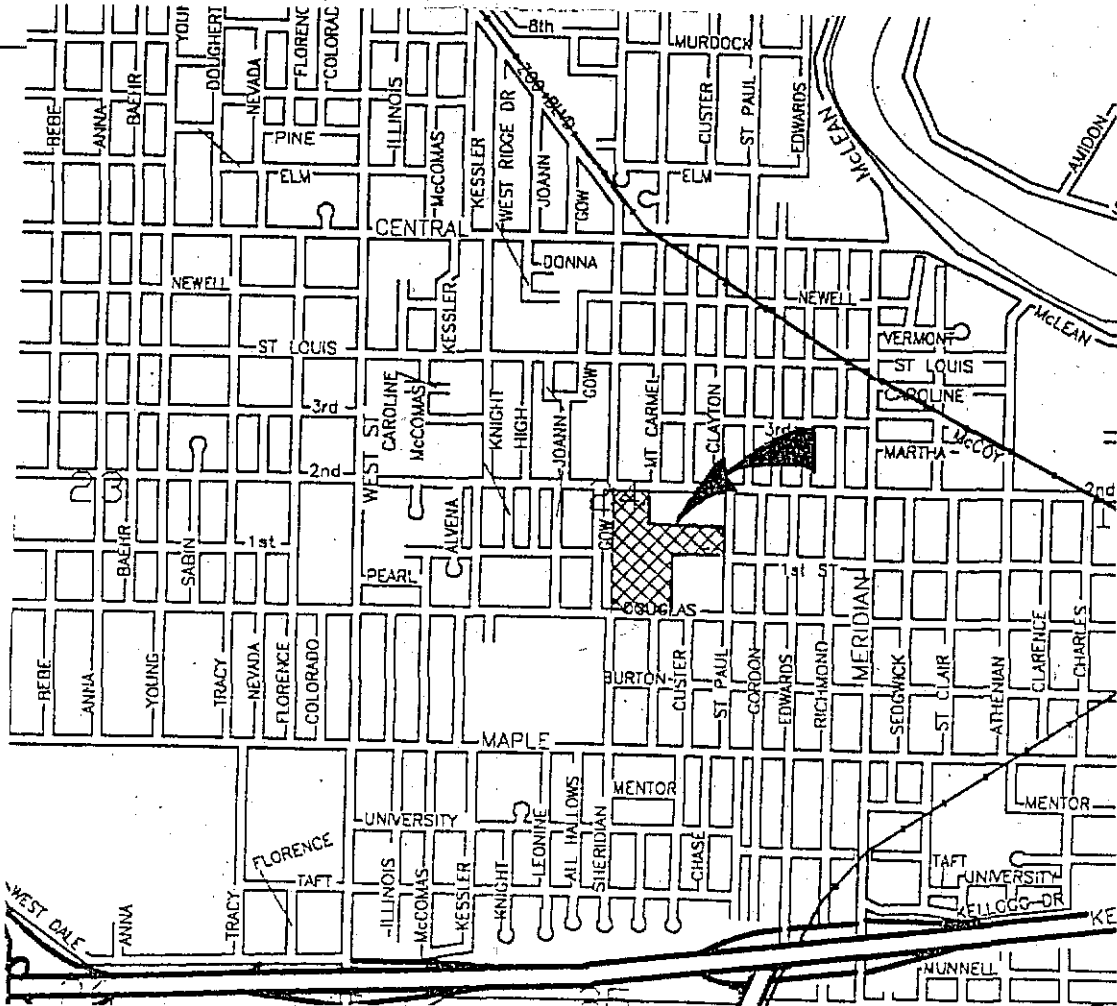
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	68

MINIMUM LOT AREA: 7,300 Sq. Ft.

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is subject to the Woodlake Community Unit Plan (DP-61).

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for any other guarantees or easements. The 20-ft utility easement along the west property line needs to be labeled.
- 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.
- D. 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.
- E. The Applicant needs to request a CUP adjustment, as the proposed access controls do not correspond with those imposed by the CUP. A CUP adjustment may also be needed for the parcel boundaries.
- F. The Applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks on one side of the streets.
- G. City Fire Department should comment on the plat's street names. *First Street has been renamed 1st Street in accordance with City Fire Department's request.*
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-61) and its special conditions for development on this property.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.

- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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 and KGE have requested additional easements which have been denoted on the final plat.
- R. 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 AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE:
WOODLAKE 2ND ADDITION
Wichita, Sedgwick County, Kansas

North: 18711.215	East : 19850.248
Line Course: N 73-40-15 W	Length: 187.17
North: 18763.839	East : 19670.628
Line Course: N 00-25-00 E	Length: 1236.39
North: 20000.196	East : 19679.619
Line Course: S 89-58-00 E	Length: 180.00
North: 20000.091	East : 19859.619
Line Course: S 89-57-00 E	Length: 140.75
North: 19999.969	East : 20000.369
Line Course: S 00-00-00 W	Length: 377.00
North: 19622.969	East : 20000.369
Line Course: S 89-57-00 E	Length: 985.00
North: 19622.109	East : 20985.369
Line Course: S 00-00-00 W	Length: 263.21
North: 19358.899	East : 20985.369
Line Course: N 89-53-00 W	Length: 683.43
North: 19360.291	East : 20301.940
Line Course: S 00-00-00 W	Length: 300.73
North: 19059.561	East : 20301.940
Line Course: S 20-00-00 W	Length: 180.00
North: 18890.416	East : 20240.377
Line Course: S 00-00-00 W	Length: 180.00
North: 18710.416	East : 20240.377
Line Course: N 89-53-00 W	Length: 390.13
North: 18711.210	East : 19850.248

Perimeter: 5103.81 Area: 853,165 sq.ft. 19.59 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.005 Course: S 07-55-34 W
Error North: -0.0047 East : -0.0006
Precision 1: 1,020,762.00