



Baughman

June 28, 2007

Vicky Huang, P.E.
Department of Engineering
City Hall – 7th Floor
455 North Main
Wichita, KS 67202

Re: **Willow Place 2nd Addition**

Dear Vicky:

Enclosed please find two copies of the utility plan for the above referenced project. If you have any questions, feel free to contact our office.

Sincerely,
Baughman Company, P.A.

Trevor Wooten, I.E.

cc: file

E N G I N E E R I N G
S U R V E Y I N G
P L A N N I N G
L A N D S C A P E
A R C H I T E C T U R E

Baughman Company, P.A.
3 1 5 E l l i s
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149



STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-62 – WILLOW PLACE 2ND ADDITION

OWNER/APPLICANT: 45th Street Properties, Attn: Mike Brand, 2418 S. Hoover, Wichita, KS 67215

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

LOCATION: South side of 45th St. North, West of Webb Road

SITE SIZE: 2.63 acres

NUMBER OF LOTS

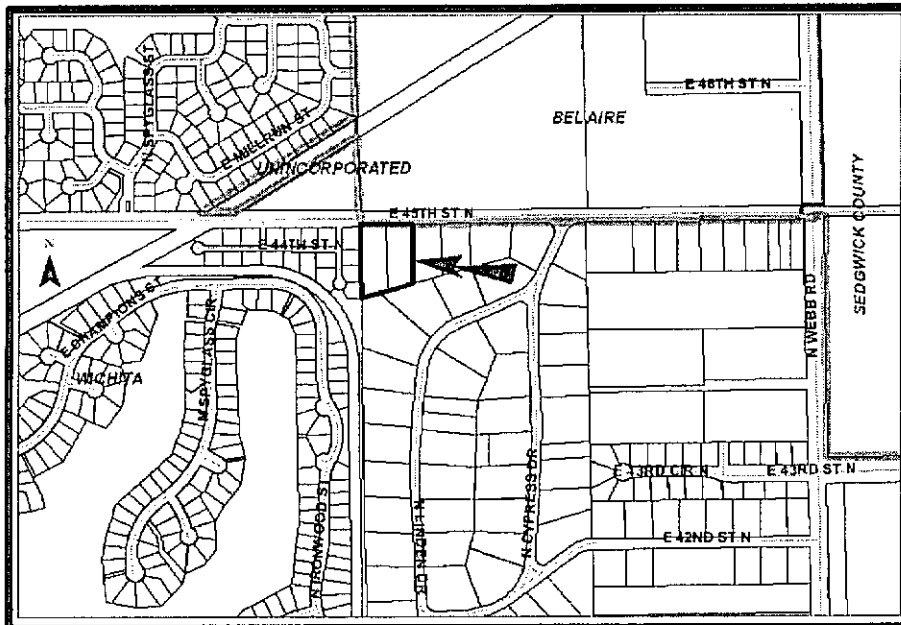
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 12,461 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Sun-Air Estates. The site has been approved for a zone change (ZON 2007-05) from SF-5, Single-Family Residential to TF-3, Two-Family Residential.

STAFF COMMENTS:

- A. **City Water Utilities Department** advises that the applicant shall extend water to all lots being platted. The water line in 45th Street needs to be 16" to the east property line of the plat. The applicant shall extend sewer to all lots and include in lieu of main assessment with petition. An off-site easement will be needed for sewer extension.
- 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 plat proposes one street opening along 45th St. North and complete access control along the remaining street frontage. **Traffic Engineering** has approved the access controls.
- E. The Applicant shall guarantee the paving of the proposed street.
- F. 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 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.
- G. 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.
- H. **GIS** has requested the street be labeled as "Wilderness Cir".
- I. 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.
- J. 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.
- K. 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.)
- 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: 316-946-4556) 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2007-62 – One-Step Final Plat of WILLOW PLACE 2ND ADDITION
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- 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.

- R. 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.

CLOSURE

CLOSURE - WILLOW PLACE 2ND ADDITION

PT 01 North: 8612.8662 East : 14201.4612
Line Course: S 90-00-00 E Length: 299.8400
PT 02 North: 8612.8662 East : 14501.3012
Line Course: S 00-09-41 E Length: 384.5500
PT 03 North: 8228.3177 East : 14502.3844
Line Course: S 75-52-01 W Length: 308.7000
PT 04 North: 8152.9411 East : 14203.0283
Line Course: N 00-11-44 W Length: 459.9300
PT 01 North: 8612.8684 East : 14201.4585

MISCLOSURE:

Line Course: S 50-36-27 E Length: 0.0034
North: 8612.8662 East : 14201.4612