

**STAFF REPORT**  
(Final Plat, Overall Preliminary Plat Approved 11/8/06)

**CASE NUMBER:** SUB 2008-55 -- WILLOW CREEK EAST 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Travis J. Littlejohn, Steve Miller, P.O. Box 3081, Wichita, KS 67201

**SURVEYOR:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** East of Greenwich, South side of Harry (District II)

**SITE SIZE:** 59.82 acres

**NUMBER OF LOTS**

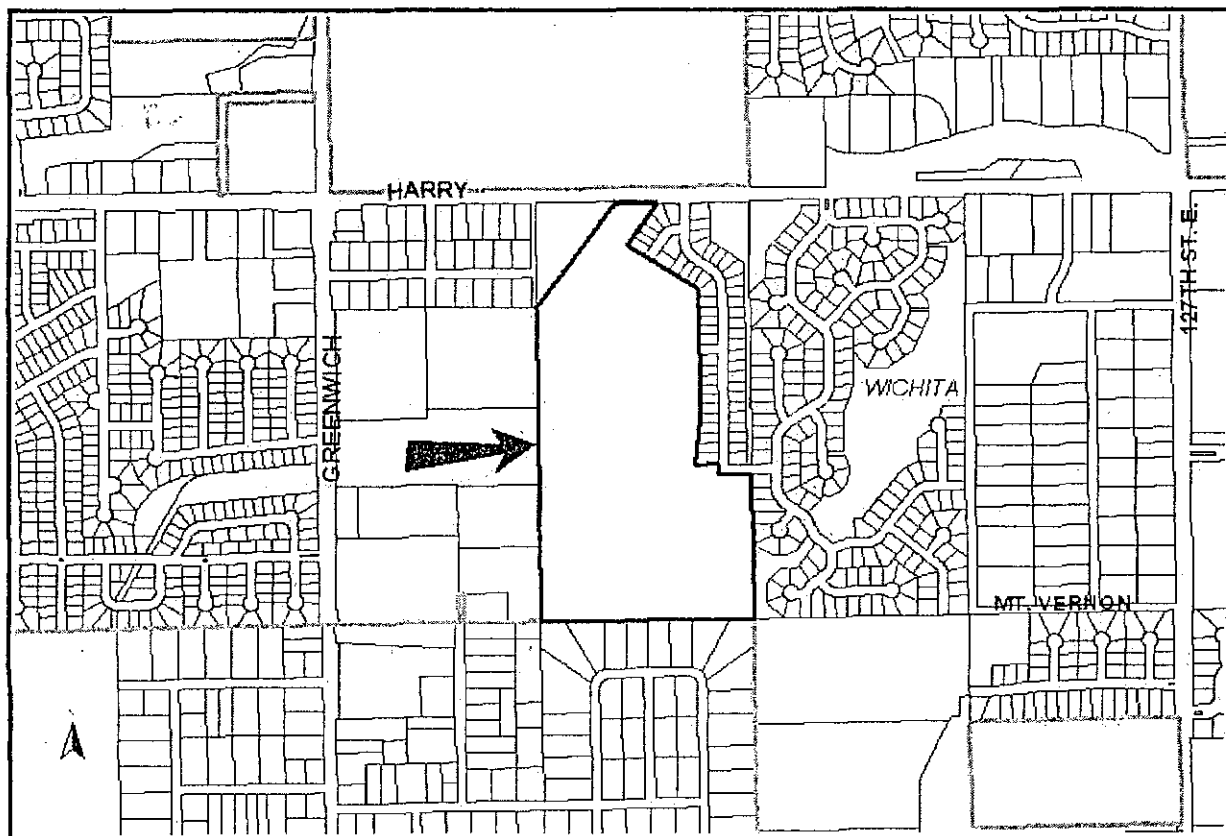
Residential:	201
Office:	
Commercial:	
Industrial:	
Total:	<u>201</u>

**MINIMUM LOT AREA:** 6,240 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This final plat is a final portion of the overall preliminary plat of the Willow Creek East Addition. It consists of the remaining portion of the overall preliminary plat approved for the site and represents the second phase of development. The street layout is consistent with the preliminary plat. Reserve B has been expanded and various lot lines have been shifted.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer (mains and laterals) to serve all 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 plan.
- D. County Surveying notes that flood plain language is needed for Reserve A.
- E. The plat proposes complete access control along the Harry street frontage. The final plat tracing shall reference the dedication of access controls in the plat's text.
- F. 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.
- G. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the south line and northwest line of this plat. During preliminary plat review, the Subdivision Committee did not require a public access easement along the south property line. A public access easement within Reserve A was required for a bike path.  
  
The plat's text references "contingent easement for public access" becoming effective upon a connecting public easement on abutting property.
- H. 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.
- I. 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.
- J. 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.
- K. GIS has requested Ella be replaced with a new name. Mt Vernon needs to be labelled as "Mount Vernon".
- L. 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.
- M. 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.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- Q. 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.
- R. 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 National Pollutant Discharge Elimination System 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.