

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2003-82 -- STONEBRIDGE ADDITION

OWNER/APPLICANT: FLKS Land Development, LLC, 150 N. Market, Wichita, KS 67202

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

LOCATION: North side of 13th St. North, West of 159th St. East

SITE SIZE: 75.36 acres

NUMBER OF LOTS

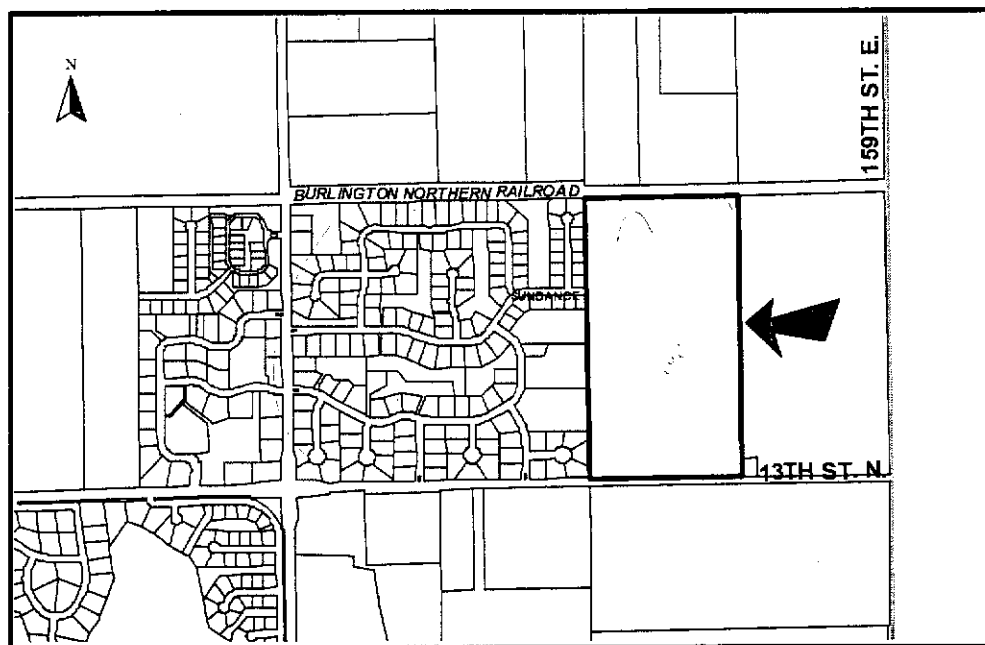
Residential:	168
Office:	
Commercial:	
Industrial:	
Total:	<u>168</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Two-Family Residential

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a zone change from SF-20, Single-Family Residential to SF-5, Single-Family Residential. This plat is classified as an urban subdivision.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. 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 other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A drainage plan and detailed flood study are needed. Additional easements and minimum pads may be needed, based on results of flood study. State permits will be needed.**
- E. **County Surveying** has requested the platting of an onsite benchmark.
- F. Per **Sedgwick County Fire Department**, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- G. Access controls need to be platted along 13th St. North. The final plat shall reference the dedication of access controls in the plat's text.
- H. The 70-ft street right-of-way platted along the loop street Graystone/Terhune/Summerfield should be reduced to 64 feet to conform with urban street standards
- I. The Applicant shall guarantee the paving of the proposed streets to the urban street standard. The guarantee shall also provide for sidewalks on at least one side of the loop street Graystone/Terhune/Summerfield.

SUB 2003-82 -- Preliminary Plat of STONEBRIDGE ADDITION
July 31, 2003 - Page 3

- J. The Subdivision Regulations require that for urban subdivisions within three miles of the City of Wichita, the Applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. 13th St shall be paved to Graystone.
- K. County Engineering has requested a contingent street dedication to the east to provide for connection with potential subdivision of the adjacent property.
- L. A means of access needs to be provided from this Addition into the railroad right-of-way along the plat's north line. It is anticipated that this right-of-way will be converted into a recreation corridor.
- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (Steve Penaluna at 316-322-8247) to have a wetland determination completed.
- N. 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.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- P. 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.
- Q. *The blocks need to be numbered.*
- R. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- S. On the final plat, the MAPC signature block needs to reference "John L. Schlegel, Secretary".
- T. The Applicant is advised that if platted, the building setback for Lot 1 along 13th St. must be 25 feet to conform with the Zoning setback standard for County section line roads.
- U. GIS needs to comment on the plat's street names. The segment of Graystone extending from 13th St should be revised to Sagebrush. Sagebrush Ct should be labeled. The Terhune/Graystone connection should be made at the south terminus of Ridgehurst.
- V. 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.

SUB 2003-82 -- Preliminary Plat of STONEBRIDGE ADDITION
July 31, 2003 - Page 4

- W. 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.
- X. 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.)
- Y. 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.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. 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 7/31/03)

CASE NUMBER: SUB 2003-82 -- STONEBRIDGE ADDITION

OWNER/APPLICANT: FLKS Land Development, LLC, 150 N. Market, Wichita, KS 67202

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

LOCATION: North side of 13th St. North, West of 159th St. East

SITE SIZE: 75.36 acres

NUMBER OF LOTS

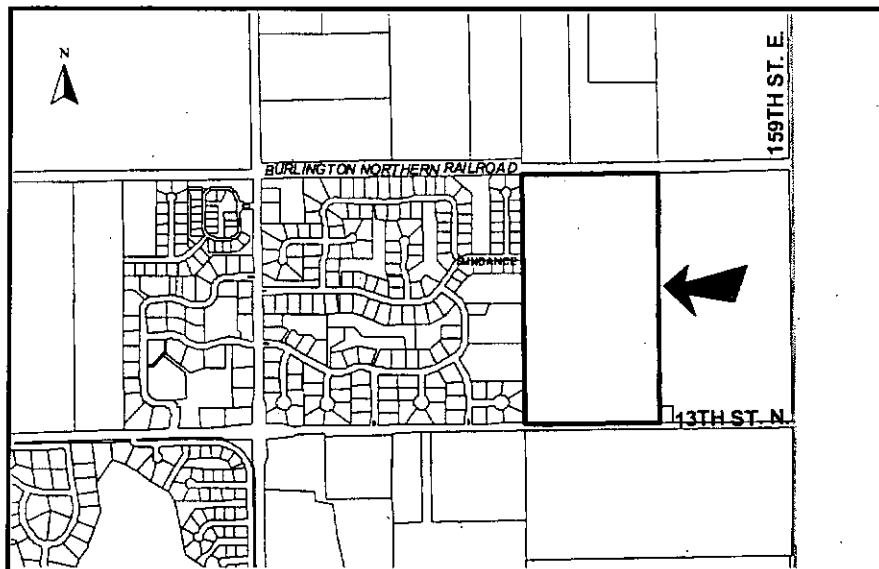
Residential:	165
Office:	
Commercial:	
Industrial:	
Total:	<u>165</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Two-Family Residential

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. A zone change (ZON 2003-41) from SF-20, Single-Family Residential to SF-5, Single-Family Residential has been approved subject to platting. This plat is classified as an urban subdivision.

This final plat has denoted an emergency access easement (Reserve G) adjacent to Sundance that which provides connection to the Savanna at Castle Rock Ranch 7th Addition to the west.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. 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 other guarantees or easements. An outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage concept is needed to coordinate with the lot layout.
- E. The Applicant needs to meet with Sedgwick County Surveyor to discuss railroad right-of-way and the adjoining strip to the north.
- F. The pedestrian access easement should be extended from Lots 15 & 16, Block B, to the north line of plat.
- G. Access controls need to be platted along 13th St. North.
- H. City Engineering requests a petition for left turn lanes along 13th St. North.
- I. The Applicant shall guarantee the paving of the proposed streets to the urban street standard. The guarantee shall also provide for sidewalks on at least one side of the loop street Graystone/Terhune/Summerfield.
- J. The Subdivision Regulations require that for urban subdivisions within three miles of the City of Wichita, the Applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. 13th St. shall be paved to Sagebrush.
- K. County Engineering has requested a contingent street dedication to the east to provide for connection with potential subdivision of the adjacent property.

A street stub to the east has been platted as requested.

- L. A means of access needs to be provided from this Addition into the railroad right-of-way along the plat's north line. It is anticipated that this right-of-way will be converted into a recreation corridor. **A contingent pedestrian easement shall be platted. The easement shall become effective upon public access being obtained from the railroad right-of-way.**

A pedestrian access to the railroad right-of-way has been platted as requested.

- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (Steve Penaluna at 316-322-8247) to have a wetland determination completed.
- N. 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.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- P. 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.
- Q. **GIS** needs to comment on the plat's street names. **Sagebrush and Sagebrush Ct. need to be renamed.**
- R. Since Reserve F includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- S. **County Engineering** and **County Fire Department** need to comment on the emergency access easement (Reserve G) that connects Sundance with the development to the west. **County Engineering has recommended the deletion of Reserve G and the extension of the public right of way to the west line of plat.**
- T. 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.
- U. 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.)

SUB 2003-82 -- Final Plat of STONEBRIDGE ADDITION
December 18, 2003 - Page 4

- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.



Department of Public Works

August 17, 2005

Mr. Phil Meyer, LA
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

SUBJECT: Drainage Plan
Stonebridge Addition
Wichita, Kansas

Phil:

We have completed our first review of the submittal for the subject site with regards to the City of Wichita's stormwater and floodplain policies. The items submitted for our review were as follows:

1. Plan sheet entitled "Drainage Plan, Stonebridge Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted August 8, 2005.
2. Plan sheet entitled "Grading Plan, Stonebridge Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted August 8, 2005. (Three sheets)
3. Bound Report entitled "Drainage Plan, Stonebridge Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted on August 8, 2005.

Based upon the above items, we offer the following comments:

1. A project narrative should be supplied which details the proposed work. This narrative should include, but not limited to: information on the existing site condition, total site area, proposed conditions, and total area to be disturbed. In addition to the above items, a detention summary should be included in the narrative which details the following: off-site flows, on-site flows, detention requirements, release rates for the storm events modeled under both existing conditions and proposed conditions. The information should be included in the bound report.
2. The plan sheets and report should be stamped and signed by a Kansas Licensed Professional Engineer, including the P.E. expiration date.

Engineering Division

City Hall • 7th Floor • 455 North Main • Wichita, Kansas 67202-1620

T 316.268.4501 F 316.268.4114

www.wichitagov.org

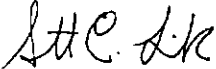
3. A copy of the Flood Insurance Rate Map and FIS profile with the site location marked should be included for review.
4. It appears the floodway limits is per scaled location. The existing flood elevations should be established using a hydraulic basin model. (HEC-RAS or HEC-2) The elevations calculated from the model should be used to delineate the floodplain/floodway limits on the site's topography. An exhibit should be included with the submittal that locates each individual lot that is located in the floodplain, based on the existing conditions model.
5. The hydraulic model should consider the existing capacity of the culverts under 13th Street North. It appears the top of the road is approximately 1332 and the stage/discharge table found on page 4.08 of the Pondpack calculations shows a discharge of 175.44 cfs. Please provide the supporting documentation for the system's capacity.
6. The drainage plan should identify the size of the culverts under 13th Street North and show their locations with invert elevations.
7. A post-development hydraulic basin model should be used to establish the proposed floodplain limits.
8. The grading plan should show proposed grades and contours for the channel upstream of the proposed RCBC.
9. The drainage plan should size the proposed box culvert located in the FEMA floodway and include all relevant elevations.
10. A FEMA Conditional Letter of Map Revision (CLOMR), DWR permit, and COE permit will be required for this subdivision. Please note the permits that have been applied for and their status. Include any letters of approval that would support this development. As a reminder, all necessary permits will be required to be approved prior to submitting a project to bid. However, that portion of the subdivision located outside of the special flood hazard area may begin construction prior to the permits being approved.
11. Any fill in the 100-year floodplain will be require to provide compensatory storage equal to at least the volume of fill displaced. Please provide fill and excavation volumes in table format that demonstrate that the volume displaced by fill is replaced by excavation at the same incremental elevation.
12. The project limits and watershed should be identified on the USGS quadrangle map and current aerial photograph.
13. A copy of the Sedgwick County soils mapping with the project location marked should be included in the submittal.

14. Please provide a summary table for the storm sewer design, including, but not limited to, catchment areas for each inlet, slope, rainfall intensity, hydraulic grade line elevations, and design flow velocities for the 2-year design storm.
15. The drainage plan should name each stormsewer system on the plan sheet. It appears sws system one should be extended north to Lot 9, Block B to prevent stormwater from crossing tributary basins and leaving the site undetained.
16. The PondPack calculations should include an exhibit of the overall tributary areas and delineate each basins. A schematic of each basin and pond should be shown with the drainage variables included at each node. (An example could be provided if necessary)
17. The development is only required to provide detention for proposed disturbed areas. However, the design must address runoff from undisturbed areas tributary to the detention basin, and its effects on the detention basin. The following method should be followed to demonstrate effective detention for this development:
 - i. Develop existing condition outflow hydrographs for the 2-, 5-, 10-, 25-, 50-, and 100-year 24-hour events.
 - ii. Develop proposed condition outflow hydrographs for the 2-, 5-, 10-, 25-, 50-, and 100-year 24-hour events. Separate hydrographs must be developed for the full range of downstream conditions.
 - iii. Demonstrate that the outflow from the proposed detention facility does not exceed the existing condition outflow for all storm events (2-, 5-, & 100-year, 24-hour storm events.) This analysis must also consider the full range of downstream conditions.
 - iv. A narrative description, summary table(s) and calculations clearly demonstrating conformance with all of the requirements listed above must be provided.
18. It appears that portions of the site drain off-site undetained. It should be demonstrated that the maximum runoff rate from the site, from both detained and undetained areas, does not exceed existing conditions for the site.
19. The existing and proposed contours should be clearly labeled and coincide with the areas used in the stage-storage-discharge relationship. This relationship should be included on the plan sheet.
20. A detail of the overflow weirs should be included on the plan set including all relevant dimensions and elevations.
21. Drainage Easements need to be provided over/about the on-site storm sewer system, and over land drainage swales, which are necessary to convey the 100 year storm runoff to either detention facility, unless otherwise located in a dedicated reserve for said purpose.

22. The grading plan should include spot elevation grades between the lots that are downstream of the street's sump inlet locations.
 - a) Between Lots 2 & 3, Blk A
 - b) Between Lots 17 & 18, Blk F
23. The entrance culvert required in 13th Street North right-of-way should be sized on the drainage plan and provide the necessary calculations to demonstrate that it has the capacity for the 100-year storm event.
24. Please remove note number seven of the lot grading plan.
25. An electronic copy of the drainage plan, grading plan, supporting documentation, and input files for the modeling should be included on a CD and enclosed in the bound report.

We are requesting a comment and response letter to be bound behind the cover of the resubmitted drainage report. If you have any questions or concerns regarding this review, please contact me by phone at 268-4624 or email at slindebak@wichita.gov.

Sincerely,



Scott C. Lindebak, P.E.
Civil Engineer

cc: file
Vicky Huang, Subdivision Engineer



Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-82 - Final Plat Stonebridge Addition

At the request of the applicant/agent, the above captioned plat was deferred until January 15, 2004.

Please submit new plats no later than Monday, December 29, 2003. If any changes to the plat are involved, please submit a check for \$195.00 to cover administrative costs, along with forty (40) revised copies of the plat; otherwise, twenty (20) additional copies of the plat are requested. In addition, if there are CUPs associated with this case, twenty (20) copies will need to be submitted.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: FLKS Land Development, LLC, 150 N. Market, Wichita, KS 67202
Bob Kaplan, 430 N. Market, Wichita, KS 67202
Dr. Patrick Terry, Superintendent of Andover Unified School District, P.O. Box 248,
Andover, KS 67002
Gayla Smelser, 14903 Sundance, Wichita KS 67230
Shawn Brushwood, 14633 Sundance, Wichita, KS 67230
Kyle Stephenson, 1540 Freedom Road, Wichita, KS 67230
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT

(Final Plat, Deferred 12/18/03, Preliminary Plat Approved 7/31/03)

CASE NUMBER: SUB 2003-82 -- STONEBRIDGE ADDITION

OWNER/APPLICANT: FLKS Land Development, LLC, 150 N. Market, Wichita, KS 67202

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

LOCATION: North side of 13th St. North, West of 159th St. East

SITE SIZE: 75.36 acres

NUMBER OF LOTS

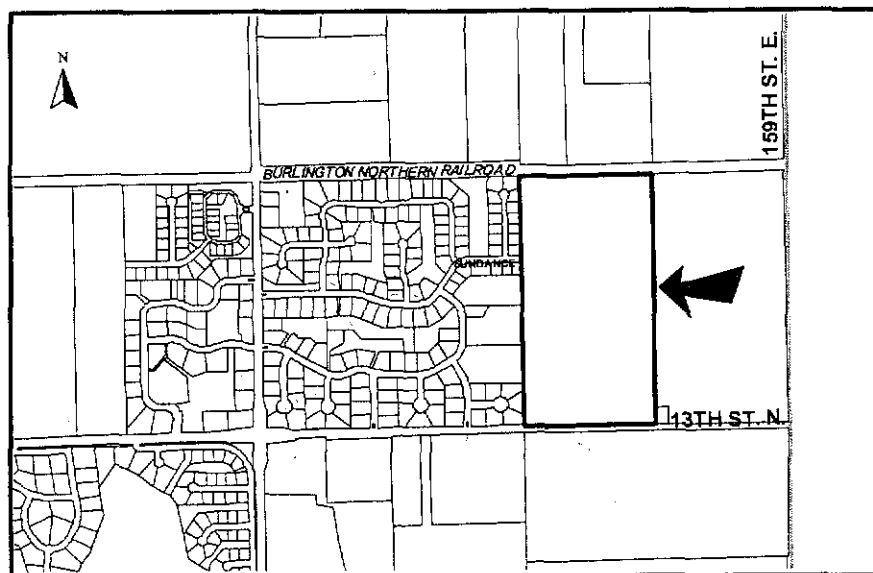
Residential:	165
Office:	
Commercial:	
Industrial:	
Total:	<u>165</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20; Single-Family Residential

PROPOSED ZONING: SF-5, Single Family Residential

VICINITY MAP



SUB 2003-82 -- Final Plat of STONEBRIDGE ADDITION
September 1, 2005 - Page 2

NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan. A zone change (ZON 2003-41) from SF-20, Single-Family Residential to SF-5, Single-Family Residential has been approved subject to platting. This plat is classified as an urban subdivision.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (mains and lateral) and City water (mains and lateral) to serve the lots being platted. **An outside-the-city water agreement shall be provided.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The final drainage plan is needed.**
- D. The Applicant needs to meet with **Sedgwick County Surveyor** to discuss railroad right-of-way, and the adjoining strip to the north which is included in the legal description of the plat.
- E. **County Engineering** has requested complete access control along 13th St. North.
- F. **City Engineering** requests a petition for left turn lanes along 13th St. North.
- G. The Applicant shall guarantee the paving of the proposed streets to the urban street standard. The guarantee shall also provide for sidewalks on at least one side of the loop street Graystone/Terhune/Summerfield.
- H. In the title block the word "Wichita" needs removed.
- I. **City Engineering** has requested the paving of 13th St to Sagebrush.
- J. The platlor's text should include language that protects the public from cost of reconstructing improvements in Reserves A and C.
- K. A means of access needs to be provided from this Addition into the railroad right-of-way along the plat's north line. It is anticipated that this right-of-way will be converted into a recreation corridor. **A contingent pedestrian easement shall be platted. The easement shall become effective upon public access being obtained from the railroad right-of-way.**

The pedestrian easement between Lots 15 & 16, Block B needs to extend to the north line of plat.
- L. **County Fire Department/County Engineering** needs to comment on the emergency access easement located within Reserve G which provides connection to the Savanna at Castle Rock Ranch 7th Addition to the west. **County Engineering has recommended the deletion of Reserve G and extension of public right of way to the west line of the plat.**

- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (Steve Penaluna at 316-322-8247) to have a wetland determination completed.
- N. 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.

The restrictive covenant associated with Reserve G will need to be signed by Savannah Home Owner's Association in accordance with the plat's text.

- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- P. 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.
- Q. GIS needs to comment on the plat's street names. **Graystone shall be labelled for the segment adjoining Lots 20-22, Block F.**
- R. Since Reserve F includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.

SUB 2003-82 -- Final Plat of STONEBRIDGE ADDITION
September 1, 2005 - Page 4

- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.