

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-29 -- TURKEY CREEK 3RD ADDITION

OWNER/APPLICANT: Kick 'N' Development Corp., Paul E. Kelsey, 716 N. 119th St. West, Suite 112, Wichita, KS 67212; John E. Dugan Family Partnership, L.P. & John E. And Marilyn K. Dugan, 2416 N. Morning Dew, Wichita, KS 67205-1302

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

LOCATION: North side of Pawnee, East side of 135th St. West

SITE SIZE: 247.4 acres

NUMBER OF LOTS

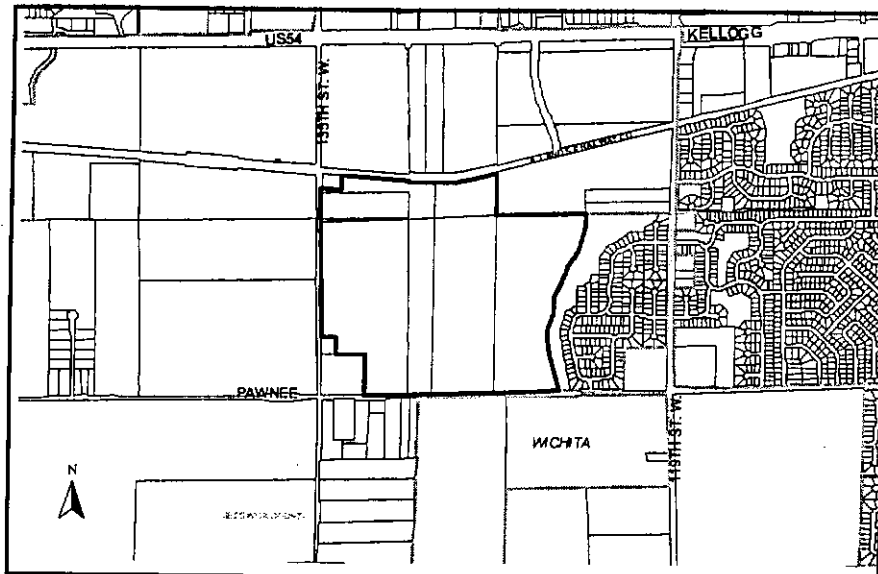
Residential:	537
Office:	
Commercial:	
Industrial:	
Total:	<u>537</u>

MINIMUM LOT AREA: 8,160 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant is currently participating in a Sewer Main Benefit District. Extension is needed of the 8" equivalent of a 16" water main for the full frontage along Pawnee. Standard Sewer Lateral project and Water Distribution project is needed to serve all lots.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. *A flood study is requested from County Engineering. Minimum pads may be needed based on applicant's drainage plan.*
- E. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Improvements will be determined at final plat review by Traffic Engineering. County Engineering has requested that 135th St. W. be paved adjacent to the plat.*
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two street openings to both 135th St. West and Pawnee. The final plat shall reference the dedication of access controls in the plattor's text.
- G. County Public Works requests that the City of Wichita should annex 135th St. W. and Pawnee.
- H. The plattor's text should contain language that owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- I. Blocks shall be designated on the face of the plat as referenced in the plattor's text.
- J. 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.
- K. 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 (316-322-8247) to have a wetland determination completed.
- L. Since a Reserve 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. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.

- M. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Pawnee.

- O. 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.
- 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. *Revised street names are needed.*
- R. 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.
- 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.
- 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.

SUB 2006-29 -- Preliminary Plat of TURKEY CREEK 3RD ADDITION

April 13, 2006 - Page 4

- 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/13/06)

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LOCATION: North side of Pawnee, East side of 135th St. West

SITE SIZE: 247.4 acres

NUMBER OF LOTS

Residential:	536
Office:	
Commercial:	
Industrial:	
Total:	<u>536</u>

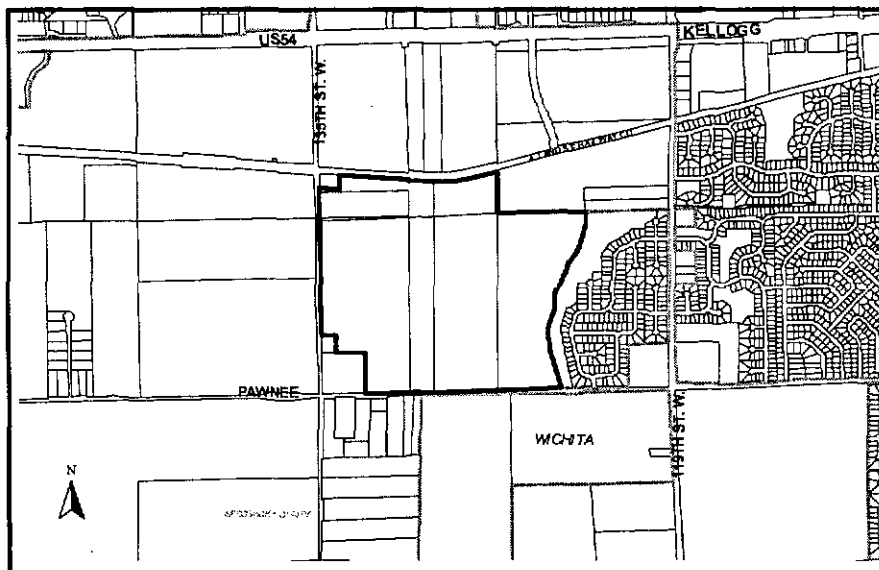
MINIMUM LOT AREA: 8,160 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

60

VICINITY MAP



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STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. Petitions are needed for water distribution system and for water supply line extension in Pawnee. Sewer petitions are needed for sewer lateral. The property was in a previous Sanitary Sewer Main Benefit District.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. A flood study is requested from County Engineering.
- E. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. County Engineering has requested that 135th St. W. be paved adjacent to the plat. Traffic Engineering has requested left turn lanes along Pawnee into Liberty.
- F. The plat proposes two street openings to both 135th St. West and Pawnee. The final plat shall reference the dedication of access controls in the plat's text. Access controls are approved.
- G. County Public Works requests that the City of Wichita should annex 135th St. W. and Pawnee.
- H. The plat's text should contain language that owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- I. 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.
- J. 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 (316-322-8247) to have a wetland determination completed.
- K. Since a Reserve 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. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.

- L. 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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Pawnee.

- M. 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.
- N. 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.
- O. GIS needs to comment on the plat's street names. New street names are needed.
- P. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- Q. Lot 22, Block A needs to be included.
- R. Ownership information needs to be updated for AT&SF line.
- 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.
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SUB 2006-29 -- Final Plat of TURKEY CREEK 3RD ADDITION
July 13, 2006 - Page 4

- 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.

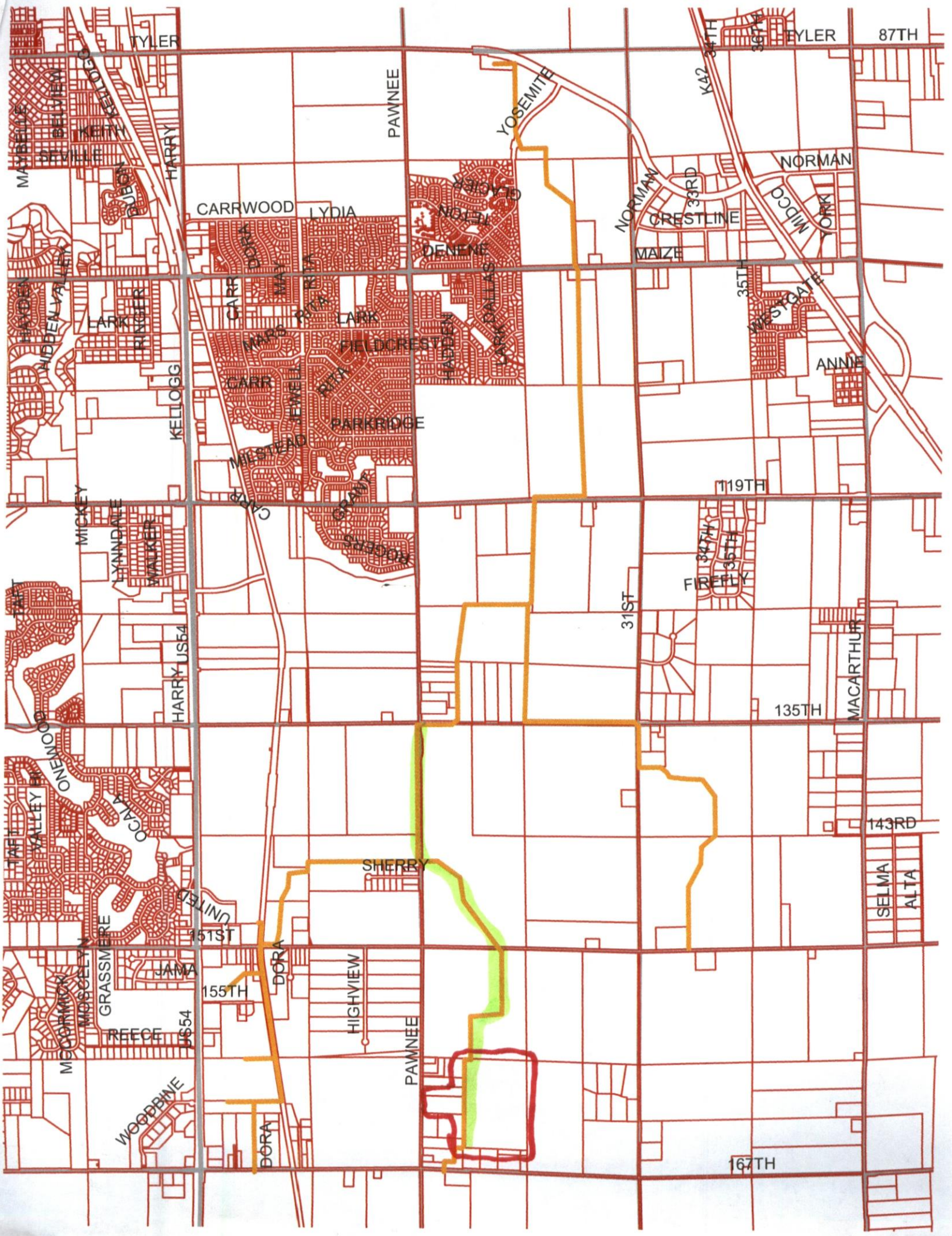
CLOSURE

CLOSURE - TURKEY CREEK 3RD ADDITION

PT 01 North: 34035.2174 East : 44237.0460
 Line Course: S 1594.4395 W Length: 952.8100
 PT 02 North: 34030.0160 East : 43284.2502
 Line Course: N 1597.2840 W Length: 1898.6400
 PT 03 North: 34035.0786 East : 41385.6170
 Line Course: N 00.9926 W Length: 630.0300
 PT 04 North: 34665.1083 East : 41385.0030
 Line Course: S 1599.0074 W Length: 410.8000
 PT 05 North: 34664.7080 East : 40974.2032
 Line Course: N 00.9926 W Length: 259.1600
 PT 06 North: 34923.8678 East : 40973.9507
 Line Course: S 1599.0074 W Length: 249.2000
 PT 07 North: 34923.6250 East : 40724.7508
 Line Course: N 00.9926 W Length: 1698.6900
 PT 08 North: 36622.3142 East : 40723.0955
 Line Course: N 09.2000 E Length: 487.3400
 PT 09 North: 37109.6343 East : 40727.4971
 Line Course: S 1508.7259 E Length: 350.0000
 PT 10 North: 37078.3134 East : 41076.0929
 Line Course: N 09.2000 E Length: 215.1800
 PT 11 North: 37293.4846 East : 41078.0363
 Line Course: S 1509.2543 E Length: 960.9300
 PT 12 North: 37207.9892 East : 42035.1555
 Line Course: S 08.5877 W Length: 25.0800
 PT 13 North: 37182.9101 East : 42034.9440
 Line Course: S 1509.2543 E Length: 156.3700
 PT 14 North: 37168.9976 East : 42190.6939
 Curve Length: 935.5791 Radius: 2939.9300
 Delta: 324.1482 Tangent: 471.7777
 Chord: 931.6361 Course: N 1528.6716 E
 Course In: N 90.7457 E Course Out: S 233.4025 E
 RP North: 40097.2683 East : 42452.2641
 PT 15 End North: 37234.1835 East : 43120.0468
 Line Course: N 1366.5975 E Length: 228.5000
 PT 16 North: 37286.0855 East : 43342.5742
 Line Course: S 07.9704 W Length: 605.0500
 PT 17 North: 36681.0541 East : 43337.8398
 Line Course: N 1599.4617 E Length: 1295.1600
 PT 18 North: 36681.7385 East : 44632.9996
 Line Course: S 139.0519 E Length: 92.3900
 PT 19 North: 36590.2081 East : 44645.5730
 Line Course: S 178.2321 W Length: 263.1200
 PT 20 North: 36331.1059 East : 44599.7671
 Line Course: S 378.1086 W Length: 263.0600
 PT 21 North: 36085.9629 East : 44504.3445
 Line Course: S 628.3309 W Length: 254.2300
 PT 22 North: 35878.5881 East : 44357.2779
 Line Course: S 455.6247 W Length: 169.4200
 PT 23 North: 35725.8365 East : 44283.9969
 Line Course: S 298.8691 W Length: 57.0400
 PT 24 North: 35671.2343 East : 44267.4997
 Line Course: S 458.9284 W Length: 214.6100
 PT 25 North: 35478.0409 East : 44174.0451
 Line Course: S 88.2568 W Length: 137.0200
 PT 26 North: 35341.5349 East : 44162.1877
 Line Course: S 31.0370 E Length: 101.9400
 PT 27 North: 35239.6423 East : 44165.2934
 Line Course: S 330.2519 W Length: 291.5100
 PT 28 North: 34963.3204 East : 44072.4261
 Line Course: S 123.5901 W Length: 102.7400
 PT 29 North: 34861.3358 East : 44059.9907

CLOSURE

Line	Course: S 295.7086 E	Length: 108.0600	
PT 30	North: 34757.7976		East : 44090.9230
Line	Course: S 61.6938 E	Length: 116.9600	
PT 31	North: 34641.0520		East : 44098.0026
Line	Course: S 229.8074 E	Length: 621.5900	
PT 01	North: 34035.2149		East : 44237.0547





TRANSMITTAL

TO: Scott Lindebak / Vicky Huang	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 3-29-06
ADDRESS: 7 th Floor City Hall	PROJECT: Turkey Creek 3 rd Addition
CITY/ STATE: Wichita, KS	PROJECT NUMBER:

RE:
Turkey Creek 3rd Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	3-29-06	Turkey Creek 3 rd Addition Drainage Concept


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:

Scott,
Attached is the *Drainage Concept* for the above referenced project. Please review and let me know of any comments/suggestions for the Drainage and Grading Plans. Thanks.

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

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 67203
P 316.262.7271
F 316.262.0149



TRANSMITTAL

TO: Scott Lindebak, P.E.	FROM: Trevor Wooten
COMPANY:	DATE: 7/10/06
ADDRESS:	PROJECT: Turkey Creek 3 rd Addition
CITY/STATE:	PROJECT NUMBER:

RE:
Turkey Creek 3rd Addition Utility Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
2	7/10/06	Utility Plan

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

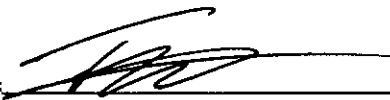
AS REQUESTED PLEASE REPLY FOR BIDS DUE

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

NOTES/ COMMENTS:

Scott,

I wasn't sure whether these needed to go to yourself, Gary, or Rob.

SIGNED: 

Copy: file

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



Baughman

FINAL

was changed

TRANSMITTAL

TO:
Scott Lindebak
COMPANY:
City of Wichita
ADDRESS:
7th Floor City Hall
CITY/ STATE:
Wichita

FROM:
Trevor Kurth
DATE:
06-21-06
PROJECT:
Turkey Creek 3rd
PROJECT NUMBER:

RE:
Turkey Creek 3rd

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

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COPIES	DATE	DESCRIPTION
1	6-21-06	Turkey Creek 3 rd Addition

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APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS/DUE

NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
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B a u g h m a n
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