

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2010-14 -- WOODS NORTH 2<sup>nd</sup> ADDITION

**OWNER/APPLICANT:** Firethorne, LLC, Attn: Kevin Mullen, 8100 E. 22<sup>nd</sup> St., Bldg. 1000, Wichita, KS 67226

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

**LOCATION:** West of 127<sup>th</sup> St. East, south of 29<sup>th</sup> St. North (District II)

**SITE SIZE:** 7.32 acres

**NUMBER OF LOTS**

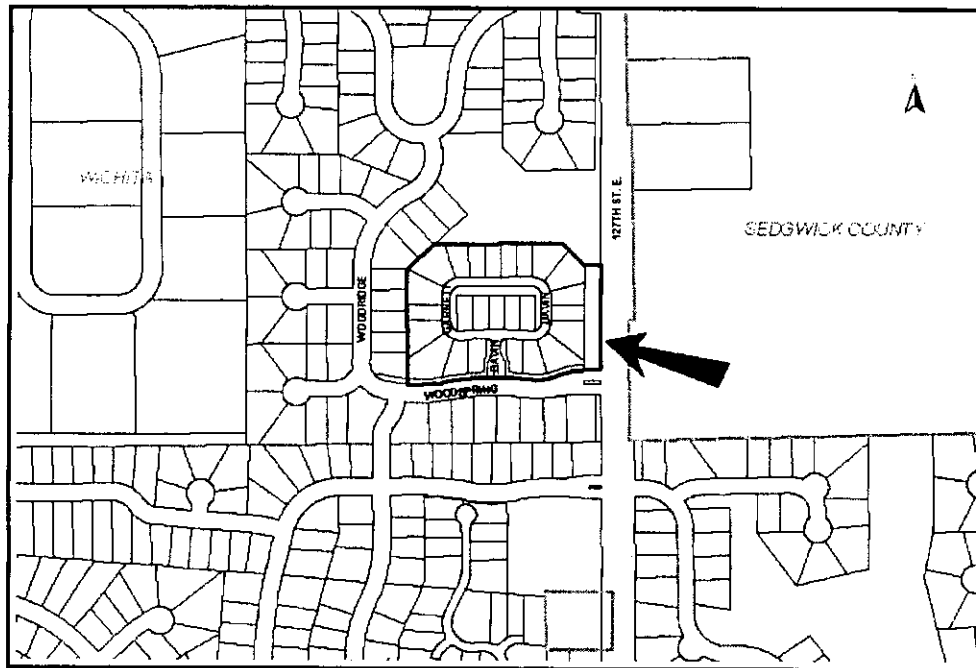
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	<u>19</u>

**MINIMUM LOT AREA:** 9,000 square feet

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of the Woods North Addition involving multiple boundary shifts.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. Wichita Water Utilities Department advises that water and sewer services are available. City Engineering advises that existing special assessments will be recalculated on a square foot basis unless a Respread Agreement is filed with the Finance Department and approved by the Law Department.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Stormwater Engineering needs to comment on the drainage plan.
- D. County Surveying requests that the dimensions along the east line of Reserve C are moved to the east line of Lots 3, 4 & 5, Block A.
- E. 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.
- F. 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.
- 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 which 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. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the east property line of Blocks A be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- I. 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.
- J. On the final plat tracing, the MAPC signature block needs to reference "G. Nelson Van Fleet" as Chair.
- K. 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.
- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.

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- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. 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.
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- T. 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.

CLOSURE

CLOSURE - WOODS NORTH 2ND ADDITION

PT 01 North: 10032.5038 East : 5020.8577  
 Line Course: S 00-31-19 E Length: 376.6100  
 PT 02 North: 9655.9095 East : 5024.2885  
 Line Course: S 89-28-41 W Length: 60.0000  
 PT 03 North: 9655.3629 East : 4964.2910  
 Curve Length: 95.5181 Radius: 239.9641  
 Delta: 22-48-24 Tangent: 48.3995  
 Chord: 94.8882 Course: S 78-04-29 W  
 Course In: S 00-31-19 E Course Out: N 23-19-43 W  
 RP North: 9415.4088 East : 4966.4769  
 PT 04 End North: 9635.7555 East : 4871.4502  
 Curve Length: 105.9783 Radius: 200.0000  
 Delta: 30-21-38 Tangent: 54.2649  
 Chord: 104.7429 Course: S 81-51-06 W  
 Course In: N 23-19-43 W Course Out: S 07-01-55 W  
 RP North: 9819.4052 East : 4792.2493  
 PT 05 End North: 9620.9096 East : 4767.7648  
 Curve Length: 294.5135 Radius: 932.0000  
 Delta: 18-06-20 Tangent: 148.4954  
 Chord: 293.2913 Course: S 87-58-45 W  
 Course In: S 07-01-55 W Course Out: N 11-04-25 W  
 RP North: 8695.9201 East : 4653.6668  
 PT 06 End North: 9610.5674 East : 4474.6576  
 Curve Length: 138.5641 Radius: 523.0000  
 Delta: 15-10-48 Tangent: 69.6904  
 Chord: 138.1597 Course: S 86-30-59 W  
 Course In: N 11-04-25 W Course Out: S 04-06-23 W  
 RP North: 10123.8298 East : 4374.2050  
 PT 07 End North: 9602.1724 East : 4336.7537  
 Line Course: N 00-31-19 W Length: 412.4300  
 PT 08 North: 10014.5853 East : 4332.9966  
 Line Course: N 46-39-16 E Length: 131.6100  
 PT 09 North: 10104.9220 East : 4428.7070  
 Line Course: N 89-28-41 E Length: 453.3200  
 PT 10 North: 10109.0515 East : 4882.0082  
 Line Course: S 45-38-48 E Length: 110.2800  
 PT 11 North: 10031.9568 East : 4960.8631  
 Line Course: N 89-28-41 E Length: 60.0000  
 PT 01 North: 10032.5034 East : 5020.8606

MISCLOSURE:

Line Course: N 65-03-48 W Length: 0.0012  
 North: 10032.5039 East : 5020.8595