

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00016 --SOUTHFORK ADDITION

OWNER/APPLICANT: Southfork Investments, LLC, 1634 East Central, Wichita, KS 67214

SURVEYOR/AGENT: Poe and Associates, Inc., 5940 East Central, Suite 200, Wichita, KS 67208

LOCATION: South side of 47th Street South, East of Broadway (District III)

SITE SIZE: 50.4 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 40,946 square feet

CURRENT ZONING: SF-5 Single-family Residential, LC Limited Commercial (GC per CUP DP-249)

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site is located within the City of Wichita. The property is restricted to uses allowed in the GC General Commercial District per the Southfork Community Unit Plan DP-249. The applicant has submitted a request for an amendment to the CUP (ZON2011-00010) to reflect the new parcel boundaries.

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. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water (transmission and distribution) and sewer (lateral) to serve all lots being platted. Utility easements are needed.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. A plat exists in the County with the name "Southfork". This plat needs to be renamed.
- D. County Surveying advises that two monument symbols shown on the drawing have not been included in the legend.
- E. County Surveying requests that monument type descriptions should be shown for section corners.
- F. County Surveying requests the plat graphically show the site benchmark.
- G. County Surveying requests the label for the highway easement and its recording information located on the northwestern portion of the plat be increased in type size for readability.
- H. County Surveying requests the reference to city datum for benchmark #72 be deleted.
- I. County Surveying requests corrections for the datum reference on benchmarks #56 and #72.
- J. County Surveying requests the plat show monuments along the road right-of-way and plat boundary.
- K. County Surveying requests a bearing along the north line of section 21.
- L. County Surveying advises that L1 needs located east-west.
- M. County Surveying advises that arrows are needed to show the point of beginning.
- N. County Surveying advises that the dimension on the west line of 1154.42' needs moved to the west side of the line.
- O. County Surveying advises that the dimension on the west line of 950.35' needs moved to the east side of the line.
- P. County Surveying advises that delta needs shown on the curve along the west line.
- Q. County Surveying advises that in the curve table, deltas need shown in angle format.
- R. County Surveying advises that curve data is needed for Parcel 1 and Parcel 5.
- S. City Storm Water Management requests deferral of the plat until a drainage plan is received. The applicant should verify that the Riverside Drainage District easement is not included within the plat. An additional 20-foot drainage dedication needs to be shown along the east line of the Riverside Drainage District easement. Minimum pad elevations are needed. Drainage easements are needed between the lots. Reserves need to be platted to address water quality and channel protection. County Public Works advises that language regarding the minimum lowest opening should be added to the plat's text.
- T. Traffic Engineering has approved the access controls. The plat proposes one street opening along 47th Street South.
- U. The associated request for a CUP amendment will need to be approved.
- V. In accordance with Subdivision Regulations, Traffic Engineering has requested the 50-foot right-of-way width of Washington Street Circle be increased to 58 feet if restricted to no on-street parking. In the alternative, a 32-foot street

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is permitted with an adjoining street, drainage and utility easement and no on-street parking. A restrictive covenant shall be provided regarding the parking restriction.

- W. A block number or letter shall be denoted.
- X. Lot numbers shall be denoted.
- Y. The cul-de-sac should be extended to provide access to the southerly lot. The Applicant shall guarantee the paving of the proposed street to the business/industrial street thickness standard.
- Z. The plat's text shall specify that the temporary cul-de-sac easement is granted "for street purposes". The applicant shall grant by separate instrument the temporary cul-de-sac for the termination of Washington Street Circle. The language in this instrument shall specify that the temporary dedication shall expire upon extension of the street.
- AA. City Fire Department advises that the length of Washington Street Circle does not comply with the Fire Code. A secondary access needs to be provided.
- BB. GIS requests the street be renamed to Mosley St or Washington Ave depending on the future development of the site.
- CC. City Fire Department and GIS request a site plan for the south portion of the site to determine access needs for fire vehicles and an appropriate street name.
- DD. The plat's text references utility easements which are not included on the face of the plat.
- EE. The plat's text shall include reference to "a reserve" in the owner's certificate.
- FF. The final plat tracing shall state in the plat's text the purposes of the proposed reserve as well as the ownership and maintenance responsibilities.
- GG. Provisions shall be made for ownership and maintenance of the proposed reserve. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- HH. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- II. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- JJ. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- KK. The pipeline easement boundary needs to be depicted.
- LL. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- MM. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- NN. The recording information for all pipeline easements shall be indicated on the face of the plat.
- OO. 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.
- PP. 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 storm water.

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- QQ. 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.)
- RR. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- SS. 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.
- TT. 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.
- UU. 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.
- VV. Perimeter closure computations shall be submitted with the final plat tracing.
- WW. 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.
- XX. A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.