

STAFF REPORT
(Revised One-Step Final Plat, Deferred 6/16/11)

CASE NUMBER: SUB 2011-00016 --SOUTHFORK COMMERCIAL 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

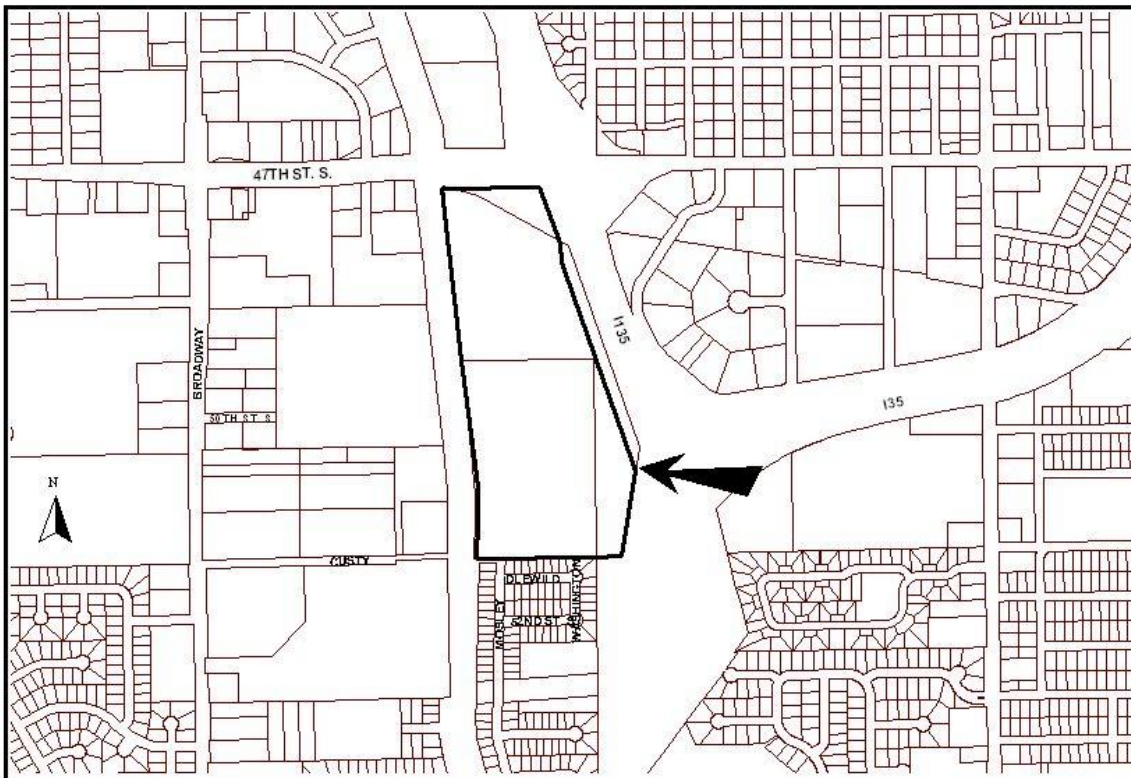
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

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



SUB 2011-00016 – Revised One-Step Final Plat of SOUTHFORK COMMERCIAL ADDITION
February 9, 2012 - Page 2

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. Amendment #1 to the Southfork Addition CUP (CUP2011-00010, DP 249) has been approved.

This revised plat has increased the number of lots from 7 to 8.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water (transmission and distribution) and sewer (main and lateral) to serve all lots being platted.
- 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. All the text, bearings and distances should face the same direction, when Page 1 of 2 is turned with north pointing up, all text on the easterly and westerly lines should read from left to right.
- D. County Surveying requests that "Moering B&C Found" in the legend should read "Moehring". "B&C" needs clarified, regarding whether it is a bar with cap. The size and type of monument is also needed.
- E. County Surveying requests the symbol in the legend "Section Corner Found" should be consistent with what is shown on the face of the plat.
- F. County Surveying requests that the monument description with size and type shall be shown for the section corners.
- G. County Surveying requests the benchmark description should be revised as there is no longer a ramp at this location.
- H. County Surveying requests the pipeline easement should be located north and south with respect to the plat boundary.
- I. County Surveying requests the correct film and page for the pipeline easement. There was a partial release. The film and page shown is for the adjoining property to the east. A partial release is recommended from the pipeline company for this parcel.
- J. County Surveying request the pipeline should be located by survey measurements. The pipeline has not been shown on any of the preliminary plats.
- K. The minimum building pad should reference Block 1 as shown on the face of the plat.
- L. County Surveying advises if the highway easement granted to the City of Wichita Doc# Film-Pg 29098948 recorded 10/22/2009 is being vacated by the plat there should be verification there are no utilities in said easement. The easement should also be labeled as being vacated on the face of the plat. If the easement is not being vacated it should be shown as right-of-way and located with dimensions. If said easement is retained for utilities it shall be located with dimensions.
- M. County Surveying advises monuments will need to be shown and set along the cul-de-sac right-of-way.
- N. County Surveying requests the length of the curve on the westerly-northwesterly line of Lot 4 be shown.
- O. County Surveying requests the clarification along the southerly curve on the west line of Lot 3 as there are two arc lengths which appear to have the same radius. The southerly monument should be on the point of curvature of the curve.
- P. County Surveying requests central angle-delta of curve along the westerly line of Lots 2 and 3.
- Q. County Surveying requests central angle-delta of curve along the southerly curve on the east line of Lot 6.
- R. County Surveying request s the radius shown on the centerline of Washington, adjacent to Lot 6 should be moved to the west side of the east line of Lot 6.
- S. County Surveying requests the radius shown on the centerline of Washington, adjacent to Lot 5 should be moved to the west side of the east line of Lot 5.
- T. The signature line for the Deputy County Surveyor should be above the typed name.

SUB 2011-00016 – Revised One-Step Final Plat of SOUTHFORK COMMERCIAL ADDITION
February 9, 2012 - Page 3

- U. The northwest corner of the Section is labeled T-28S and all the other corners are T28S.
- V. County Surveying requests the recording data or condemnation case number for the Riverside Drainage District be shown on the plat. Any discrepancies of measured verses described shall be shown.
- W. County Surveying requests a detail shown on the plat of the monuments at the southwest corner of Lot 5, showing bearings and distances to the set monument. The legal description also went to the south line of the northwest quarter. If the west quarter corner was used in determining this position, it shall also be shown on the plat.
- X. County Surveying request the position of the monument found along the Riverside Drainage District, north of the southwest corner of Lot 5 be referenced by distance and direction to the set monument. Any discrepancies of measured verses described shall be shown.
- Y. County Surveying request to see the final plat after changes are made as there is insufficient data shown to do closure calculations.
- Z. The small bearing along the north line of the section at the east line of the Riverside Drainage District should be removed.
- AA. The small distances in the Riverside Drainage District just above the curve data should be removed.
- BB. County Engineering advises that the minimum pad should be set off of the current base flood elevation.
- CC One-step final plats should include all required preliminary plat information.
- DD. Stormwater Management has approved the drainage plan subject to additional drainage easements which may be granted by separate instrument with the construction plans. A drainage easement is needed that is large enough to contain the ditch and necessary maintenance access from Reserve B to the Big Slough South, along the south property line of Lot 5, Block 1. The applicant is requested to grant a 20-foot maintenance access easement along the east side of the Riverside Drainage District right-of-way dedication. The drainage plan should also include a drawing that confirms the proposed revised FEMA floodway will be contained within the Riverside Drainage District right-of-way. A Letter of Map Revision (LOMR) is needed. The applicant will be submitting a cross-lot drainage agreement.
- EE. The plat proposes one street opening along 47th Street South. Traffic Engineering requests complete access control dedicated along Mosley and extension of the cu-de-sac to Custy in accordance with Amendment #1 to the Southfork Addition CUP (CUP2011-00010, DP 249).
- FF. 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.
- GG. GIS has approved the street name continent upon extension of the street to the south.
- HH. City Fire Department requests an emergency access easement to Mosley. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- II. Traffic Engineering has approved the 32-foot street right-of-way. A restrictive covenant shall be provided prohibiting on-street parking.
- JJ. The Applicant shall guarantee the paving of the proposed street to the business/industrial street thickness standard.
- KK. Provisions shall be made for ownership and maintenance of the proposed reserve. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- LL. 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.
- MM. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all

SUB 2011-00016 – Revised One-Step Final Plat of SOUTHFORK COMMERCIAL ADDITION
February 9, 2012 - Page 4

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.

- NN. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- OO. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- PP. 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.
- QQ. 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.
- RR. 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.
- SS. 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 storm water.
- TT. 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.)
- UU. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- VV. 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.
- WW. 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.
- XX. 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.
- YY. Perimeter closure computations shall be submitted with the final plat tracing.
- ZZ. 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. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl (e-mail address: nstrahl@wichita.gov).