



Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-110 -- One-Step Final Plat of Sand Plum Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. 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.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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Wichita, KS 67202

RE: SUB 2003-110 -- One-Step Final Plat of Sand Plum Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. *An off-site utility easement is needed.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *A drainage guarantee is needed. A minimum pad elevation may be needed for Lots 10 and 11.*
- D. Complete access control needs to be shown on the east line of Lots 1 and 20.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. *City Engineering* has requested additional right-of-way along 43rd St. Circle. A 70-ft right of-way for a commercial street is needed from Webb Road to the west right-of-way line of the stub street to the north. *The Subdivision Committee has approved the 70-ft right-of-way with reduced setbacks.*
- G. The Applicant shall guarantee the paving of the proposed street. *Traffic Engineering* has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the stub street to the north, then transitioning to the 64-ft residential street standard.
- H. The Reserve shall be denoted as Reserve A.

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- I. 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.
- J. 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.
- K. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- M. The MAPC signature block needs to be added and reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- N. The Register of Deeds signature block needs to be added.
- O. **GIS** needs to comment on the plat's street names. *GIS has requested the street name be revised to "E 43rd Cir N". A street name is needed for the street stub to the north.*
- P. **County Surveying** requests distance and direction to all the monuments used to locate the land described in the certificate of survey.
- Q. Lots 19 and 20 should be in a new block.
- R. **County Surveying** advises that monuments along 43rd Street Circle (Block Boundary) need to be shown and installed.
- S. **County Surveying** advised that the benchmark has no description or elevation.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- U. 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.
- V. 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.)

- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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. **Westar Energy has requested additional easements.**
- DD. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

STAFF REPORT

(One-Step Final Plat Approved 1/15/04; Deferred 10/16/03, 10/30/03)

CASE NUMBER: SUB 2003-110 -- SAND PLUM ADDITION

OWNER/APPLICANT: Sand Plum Investments, LLC, 7541 Killarney Ct., Wichita, KS 67206

AGENT: Joel & Associates, Attn: Len Marotte, 1999 N. Amidon, Wichita, KS 67203

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: South of 45th St. North, West side of Webb Road

SITE SIZE: 10 Acres

NUMBER OF LOTS

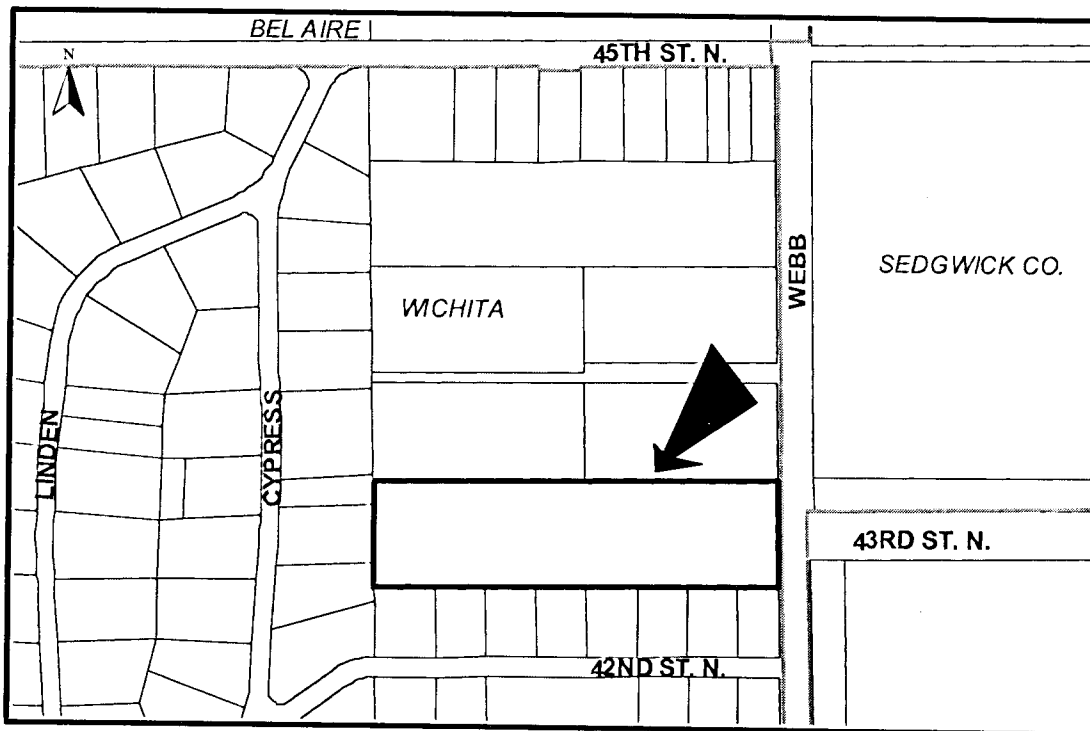
Residential:	18
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	20

MINIMUM LOT AREA: 14,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION
January 22, 2004 - Page 2

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An off-site utility easement is needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage guarantee is needed. A minimum pad elevation may be needed for Lots 10 and 11.
- D. Complete access control needs to be shown on the east line of Lots 1 and 20.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. City Engineering has requested additional right-of-way along 43rd St. Circle. A 70-ft right of-way for a commercial street is needed from Webb Road to the west right-of-way line of the stub street to the north. The Subdivision Committee has approved the 70-ft right-of-way with reduced setbacks. *policy 4-7 58-ft ok for residential purpose 70-ft plat owner*
- G. The Applicant shall guarantee the paving of the proposed street. Traffic Engineering has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the stub street to the north, then transitioning to the 64-ft residential street standard.
- H. The Reserve shall be denoted as Reserve A.
- I. 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.
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SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION

January 22, 2004 - Page 4

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