

SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

March 31, 1997

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 97-13 - WILSON FARMS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 27, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 21, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Wilson Residential Company, L.C.C., 8100 E 22nd St. N., #1000, Wichita, KS 67226
Wilson Estates, Market Centre, Wichita, KS 67201
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
PHONE (316) 268-4421
FAX (316) 268-4390

March 21, 1997

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 97-13 - WILSON FARMS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed improvements adjacent to this site, along 21st Street North.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As a collector street, sidewalks would be required along both sides of Wilson Estates Parkway and along one side of each looped street or through type street. Because of the length of Saddle Creek Circle and the looped street Bridlewood/Steeplechase feeding off of this street, sidewalks shall also be provided along one side of this cul-de-sac street. Any additional sidewalks, such as along or around the Reserve areas, should be installed by the developer as an amenity for the site's residents. Depending on the provision of the recreational corridor noted below, some variation in sidewalk requirements may be considered. If an "alternate" plan is being proposed, copies of such plan shall be submitted to both Planning (for review and approval) and City Engineering. Such plan shall, show on a copy of the plat, the location of such sidewalks and the widths of such sidewalks/paths that will exceed standard sidewalk widths. All such improvements shall be guaranteed by the applicant.
- D. As noted by the CUP, DP-201, the applicant shall guarantee a deceleration lane for eastbound traffic and a left turn lane for west bound traffic along 21st Street North for this site's entrance at Linden (now shown on Final Plat as Red Brush).

S/D 97-13 - Final Plat of WILSON FARMS ADDITION

March 21, 1997 - Page 2

- E. For those streets being platted as private streets (Reserves) the applicant is advised that these streets must be built to the equivalent standard for a public street. Guarantees are also required for such private streets, but as private improvements such guarantees cannot be done through the use of petitions. On the final plat tracing, the cul-de-sac street -- Reserve Y, Saddle Creek (Circle) -- shall be platted with a 64-foot right-of-way.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Prior to submitting the final plat, the applicant was to meet with Planning Department Land Use staff (Ray Ontiveros) to discuss the feasibility of a recreational corridor across this site's southern line. As noted above, required sidewalk improvements may be, if found appropriate, used for such a recreational corridor.
- J. 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 Homeowner's Association to maintain the "Parking Strip" located between this plat's north property line and the driving surface of 21st Street North.
- K. 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 a method similar to special assessments.
- L. Regarding Reserve Y, which is being platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- O. 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.)

- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. In regard to the emergency access easement, the plat's text shall note that this easement will not be unencumbered in any way except for a gate or other improvements as required by and approved by the City's Fire Department.
- V. As noted by the Fire Department, the street name Saddle Creek, shall add the suffix Circle.
- W. As indicated by City Engineering, on the final plat tracing, Minimum Building Pad elevations shall be shown for both the lowest floor (FEMA floodway impacts the lots) and lowest opening (non-FEMA situation).
- X. Prior to submitting the final plat tracing, the applicant shall contact KG&E and show on the tracing all required utility easements. A letter shall be provided, by KG&E, indicating that the plat is showing all such easements.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

S/D 97-13 - Final Plat of WILSON FARMS ADDITION

March 21, 1997 - Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a large initial "D" and a stylized "L".

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Wilson Residential Company, L.C.C., 8100 E 22nd Street North, #1000, Wichita, KS 67226
Wilson Estates, Market Centre, Wichita, KS 67201
Mike Lindebak, City Engineer

STAFF REPORT

(Final Plat Approved 3/20/97, Preliminary Plat-Approved 2/20/97)

CASE NUMBER: S/D 97-13 - WILSON FARMS ADDITION

OWNER/APPLICANT: Wilson Residential Company, L.C.C.
8100 E 22nd Street North, #1000, Wichita, KS 67226; 684-7300
Wilson Estates
Market Centre, Wichita, KS 67201; 265-7957

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206; 684-9600

LOCATION: South of 21st Street North between Webb Road and Rock Road.

SITE SIZE: 114.15 Acres

NUMBER OF LOTS

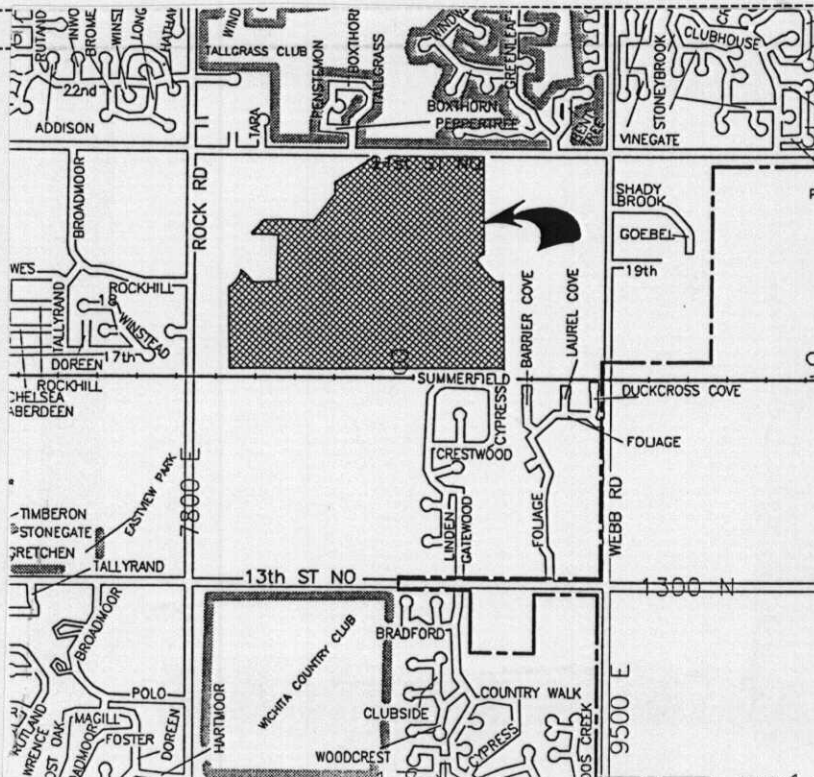
Residential:	155
Office:	
Commercial:	
Industrial:	
Total:	<u>155</u>

MINIMUM LOT AREA: 13,000 square feet

CURRENT ZONING: "SF-6" (DP-201)

PROPOSED ZONING:

VICINITY MAP:



call Vicki all petitions
in and out 100%

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed improvements adjacent to this site, along 21st Street North.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As a collector street, sidewalks would be required along both sides of Wilson Estates Parkway and along one side of each looped street or through type street. Because of the length of Saddle Creek Circle and the looped street Bridlewood/Steeplechase feeding off of this street, sidewalks shall also be provided along one side of this cul-de-sac street. Any additional sidewalks, such as along or around the Reserve areas, should be installed by the developer as an amenity for the site's residents. Depending on the provision of the recreational corridor noted below, some variation in sidewalk requirements may be considered. If an "alternate" plan is being proposed, copies of such plan shall be submitted to both Planning (for review and approval) and City Engineering. Such plan shall, show on a copy of the plat, the location of such sidewalks and the widths of such sidewalks/paths that will exceed standard sidewalk widths. All such improvements shall be guaranteed by the applicant.
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- J. 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

Sidewalks
along Bridlewood
Steeplechase
Reserve Y

58
ft
RtW

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 Homeowner's Association to maintain the "Parking Strip" located between this plat's north property line and the driving surface of 21st Street North.

- K. 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 a method similar to special assessments.
- L. Regarding Reserve Y, which is being platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
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S. No Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- T. ✓ Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. ✓ In regard to the emergency access easement, the platter's text shall note that this easement will not be unencumbered in any way except for a gate or other improvements as required by and approved by the City's Fire Department.
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