

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-61 -- AVALON PARK 4TH ADDITION

OWNER/APPLICANT: Avalon Park, LLC, 7926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: East of Tyler Road, North of 37th St. North

SITE SIZE: 2.56 acres

NUMBER OF LOTS

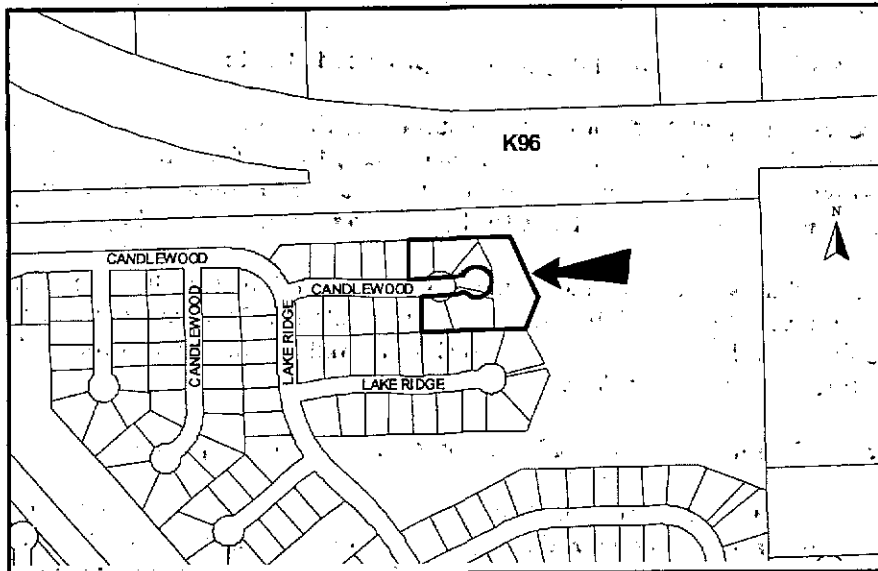
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 8,000 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Avalon Park 3rd Addition. The cul-de-sac has been extended to the east to include three additional lots to encompass land previously platted as a Reserve.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. Debt Management has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a *notarized certificate* listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed.*
- 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. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. The Applicant shall guarantee the paving of the proposed streets.
- H. 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.
- I. The applicant shall submit a covenant, which provides for four (4) off-street parking spaces per dwelling unit on each lot, which abuts a 58-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. "Lots, a Block, a Street and a Reserve" shall be referenced in the plat's text.
- K. 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.

SUB 2006-61 -- One-Step Final Plat of AVALON PARK 4TH ADDITION

June 22, 2006 - Page 3

- L. The platator'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 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.
- 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.
- 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.
- S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

STORM11.OUT

Date: 06-22-2006
Time: 13:28:09

Input File: C:\storm\sws1.txt

Storm Frequency = 2-Year

Avalon Park 3rd Addition
SWS Line #1

* * * H Y D R O L O G Y * *

***** Tributary Area *****										***** Hydrology *****										***** Conduit Data *****									
Node to Node	C	Area (Ac)	Slope (%)	Length (FT)	Tc (Min)	I(0) (In/Hr)	Q(0) (CFS)	TC (Min)	I (In/Hr)	Q (CFS)	Sum Q (CFS)	size	Velocity (Ft/Sec)	length (FT)	TT (Min)	TT+TC (Min)													
191	190	.00	.00	.0	15.00	3.83	1.33	15.00	3.83	1.33	1.33	15"	1.08	160.00	2.46	17.46													
190	170	.00	.00	.0	15.00	3.83	1.02	17.46	3.57	.95	2.28	15"	1.86	160.00	1.44	18.90													
170	160	.00	.00	.0	15.00	3.83	1.56	18.90	3.43	1.40	3.68	15"	3.00	330.00	1.84	20.73													
160	150	.00	.00	.0	.00	.00	.00	20.73	3.27	.00	3.68	15"	3.00	120.00	.67	21.40													
151	150	.00	.00	.0	15.00	3.83	2.24	15.00	3.83	2.24	2.24	15"	1.83	130.00	1.19	16.19													
150	140	.00	.00	.0	.00	.00	.00	21.40	3.22	.00	5.63	15"	4.59	100.00	.36	21.76													
140	130	.00	.00	.0	.00	.00	.00	21.76	3.19	.00	5.63	15"	4.59	110.00	.40	22.16													
133	132	.00	.00	.0	15.00	3.83	2.07	15.00	3.83	2.07	2.07	15"	1.69	160.00	1.58	16.58													
132	131	.00	.00	.0	15.00	3.83	1.35	16.58	3.66	1.29	3.36	15"	2.74	180.00	1.10	17.68													
131	130	.00	.00	.0	15.00	3.83	2.05	17.68	3.54	1.90	5.26	15"	4.28	230.00	.89	18.57													
130	120	.00	.00	.0	.00	.00	.00	22.16	3.16	.00	10.43	24"	3.32	145.00	.73	22.89													
121	120	.00	.00	.0	15.00	3.83	2.22	15.00	3.83	2.22	2.22	15"	1.81	155.00	1.43	16.43													
120	110	.00	.00	.0	.00	.00	.00	22.89	3.11	.00	12.31	24"	3.92	35.00	.15	23.04													
110	100	.00	.00	.0	.00	.00	.00	23.04	3.10	.00	12.31	24"	3.92	100.00	.43	23.46													

Avalon Park 3rd Addition
SWS Line #1

Input File: C:\storm\sWS1.txt

STORM12.OUT

Date: 06-22-2006
Time: 13:28:09

* * * H Y D R A U L I C S * * *

Storm Frequency = 2-Year

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Node      Hyd-slope      Friction      Bend      Transition      Manhole      Deflection      Junction      Total      Hyd-g1      Desired      Diff.
      (Ft/Ft)      (Ft)      (Ft)      (Ft)      (Ft)      (Ft)      (Ft)      (Ft)      Elevation      Elevation      (Ft)
*****
191      .00042      .0678      .0000      .0000      .0000      .0000      .0000      .0678      149.0781      150.3000      1.22
190      .00125      .1993      .0000      .0035      .0000      .0000      .0750      .2779      149.0103      149.9000      .89
170      .00324      1.0697      .0000      .0086      .0000      .0000      .1833      1.2616      148.7324      149.5000      .77
151      .00120      .1563      .0000      .0000      .0000      .0000      .0000      .1563      147.2148      153.4700      6.26
133      .00103      .1643      .0000      .0000      .0000      .0000      .0000      .1643      147.6017      151.3300      3.73
132      .00270      .4867      .0000      .0072      .0000      .0000      .1539      .6478      147.4375      150.9300      3.49
131      .00662      1.5232      .0000      .0169      .0000      .0000      .3612      1.9013      146.7897      149.7000      2.91
121      .00118      .1831      .0000      .0000      .0000      .0000      .0000      .1831      144.8025      153.5200      8.72
160      .00324      .3890      .0000      .0000      .0070      .0000      .0162      .4122      147.4707      148.8000      1.33
150      .00759      .7593      .0000      .0187      .0000      .0000      .4022      1.1802      147.0585      148.8000      1.74
140      .00759      .8352      .0000      .0000      .0163      .0004      .0380      .9900      145.8783      148.6000      2.72
130      .00213      .3083      .0000      .0311      .0000      .1004      .1708      .2690      144.8884      150.3000      5.41
120      .00296      .1036      .0000      .0067      .0000      .0000      .1543      .2647      144.6194      149.7000      5.08
110      .00296      .2961      .0000      .0000      .0119      .0319      .0148      .3547      144.3547      147.6000      3.25
100      .00000      .0000      .0000      .0000      .0000      .0000      .0000      .0000      144.0000      144.0000      .00
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FINAL BOUNDARY CLOSURE FOR AVALON PARK 4TH

PNT.#

10 North: 12445.56 East : 11834.78
Line Course: S 89-35-24 W Length: 336.8321

1 North: 12443.15 East: 11497.96
Line Course: S 00-24-36 E Length: 129.5116

2 North: 12313.64 East: 11498.89
Curve Length: 11.1465 Radius: 771.0000
Delta: 0-49-42 Tangent: 5.5733
Chord: 11.1464 Course: N 87-22-13 E
Course In: N 02-12-56 W Course Out: S 03-02-38 E
RP North: 13084.07 East: 11469.08

3 End North: 12314.15 East: 11510.02
Line Course: N 86-57-22 E Length: 165.0592

4 North: 12322.92 East : 11674.85
Curve Length: 109.5883 Radius: 50.0000
Delta: 125-34-44 Tangent: 97.2451
Chord: 88.9331 Course: S 84-48-14 E
Course In: S 57-35-36 E Course Out: N 67-59-08 E
RP North: 12296.12 East: 11717.06
End North: 12314.86 East: 11763.42
Curve Length: 15.0566 Radius: 50.0000
Delta: 17-15-13 Tangent: 7.5858
Chord: 15.0000 Course: S 13-23-16 E
Course In: S 67-59-08 W Course Out: N 85-14-21 E
RP North: 12296.12 East: 11717.06
End North: 12300.27 East: 11766.89
Curve Length: 127.6415 Radius: 50.0000
Delta: 146-15-59 Tangent: 164.9126
Chord: 95.6982 Course: S 68-22-21 W
Course In: S 85-14-21 W Course Out: S 51-30-20 W
RP North: 12296.12 East: 11717.06

5 End North: 12265.00 East: 11677.93
Line Course: S 86-57-22 W Length: 140.8406
North: 12257.52 East: 11537.29
Line Course: S 00-24-36 E Length: 119.7298
North: 12137.79 East: 11538.14
Line Course: N 89-35-24 E Length: 338.5673
North: 12140.22 East: 11876.70
Line Course: N 23-31-25 E Length: 114.1017
North: 12244.84 East: 11922.24
Line Course: N 23-32-36 W Length: 218.9497
North: 12445.56 East: 11834.79

Perimeter: 1827.0249 Area: 95,863 sq. ft. 2.20 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 85-59-06 E

Error North: -0.000 East: 0.001

Precision 1: 1,827,024,900.0000