

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-56 – CAMPUS CREST ADDITION

**OWNER/APPLICANT:** Socora Village Company, Attn: Linda Graham, 727 N. Waco, Suite 400, Wichita, KS 67203-3900; (contract purchaser) Campus Crest Communities, Attn: Thomas Odai, 125 E. Water St., Santa Fe, NM 87501-2132

**SURVEYOR/AGENT:** MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** Southwest corner of 29<sup>th</sup> St. North and Oliver

**SITE SIZE:** 18.65 acres

**NUMBER OF LOTS**

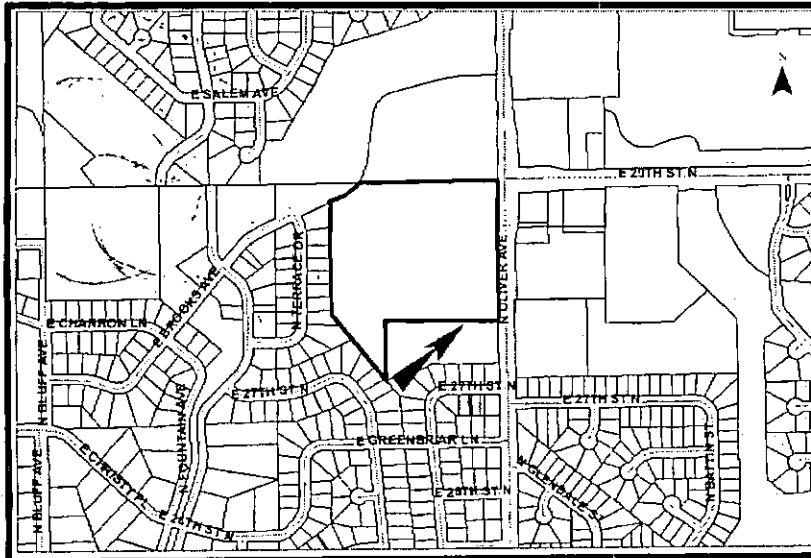
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 18.47 acres

**CURRENT ZONING:** SF-5, Single-Family Residential; MF-29, Multi-Family Residential; and LC, Limited Commercial

**PROPOSED ZONING:** SF-5, Single-Family Residential and MF-29, Multi-Family Residential

**VICINITY MAP**



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**NOTE:** This property includes a portion of the vacated Greenbriar Manor Addition. The applicant requests a zone change (ZON 2007-30) from LC, Limited Commercial to MF-29, Multi-Family Residential for the northwest portion of the site.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. City Water Utilities Department advises that water is available on Oliver. The sewer lateral needs to be extended and in lieu of main assessment included with petition.
- 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 concept.
- E. The plat proposes two openings along Oliver. Traffic Engineering has approved the access controls.
- F. If any of the intended recreational uses for the reserves includes a swimming pool, "neighborhood swimming pool" shall be specified in the plat's text and a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. If there is a swimming pool to be built, the design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- G. 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.
- H. 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.
- I. 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.
- J. County Surveying advises that applicant needs to dimension the Kanab Pipeline easement.
- K. County Surveying advises that "Basis of bearings" is missing from the final plat.
- L. 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.
- 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

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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. 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.
- T. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

## Campus Crest Addition

Parcel Closure

Project: J:\CIVIL\07254\

COGO Revisions:

Date: Thursday, November 1, 2007

Client Contact: Thomas Odai

(505) 699-8821

### Parcel name: FINAL PLAT BOUNDARY PRE STREET DEDICATION

Line Course: N 88-59-14.4 E Length: 795.148	North: 1704784.053	East : 1664283.158
Line Course: S 00-37-42.5 E Length: 812.709	North: 1704798.106	East : 1665078.182
Line Course: S 89-22-18.0 W Length: 650.556	North: 1703985.446	East : 1665087.096
Line Course: S 00-37-42.0 E Length: 336.163	North: 1703978.312	East : 1664436.579
Line Course: N 39-57-40.2 W Length: 489.907	North: 1703642.169	East : 1664440.266
Line Course: N 00-37-59.3 W Length: 651.567	North: 1704017.673	East : 1664125.614
Line Course: N 62-57-30.7 E Length: 83.740	North: 1704669.200	East : 1664118.414
Curve Length: 119.509      Radius: 255.420	North: 1704707.271	East : 1664192.999
Delta: 26-48-30.0      Tangent: 60.869		
Chord: 118.422      Course: N 49-34-53.0 E		
Course In: N 27-00-52.0 W      Course Out: S 53-49-22.0 E		
RP North: 1704934.823      East : 1664076.984		
End North: 1704784.052      East : 1664283.157		

Perimeter: 3939.300    Area: 812,560 sq.ft. 18.65 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001      Course: S 34-26-50.7 W

Error North: -0.0009      East : -0.0006

Precision 1: 3,938,212.000

### Parcel name: FINAL PLAT BOUNDARY POST STREET DEDICATION

Line Course: N 88-59-14.4 E Length: 785.148	North: 1704784.053	East : 1664283.158
Line Course: S 00-37-42.5 E Length: 812.642	North: 1704797.929	East : 1665068.183
Line Course: S 89-22-18.0 W Length: 640.556	North: 1703985.336	East : 1665077.097
Line Course: S 00-37-42.0 E Length: 336.163	North: 1703978.312	East : 1664436.580
Line Course: N 39-57-40.2 W Length: 489.907	North: 1703642.169	East : 1664440.266
	North: 1704017.673	East : 1664125.614

Line Course: N 00-37-59.3 W Length: 651.567  
 North: 1704669.200 East : 1664118.414  
 Line Course: N 62-57-30.7 E Length: 83.740  
 North: 1704707.271 East : 1664193.000  
 Curve Length: 119.509 Radius: 255.420  
 Delta: 26-48-30.0 Tangent: 60.869  
 Chord: 118.422 Course: N 49-34-53.0 E  
 Course In: N 27-00-52.0 W Course Out: S 53-49-22.0 E  
 RP North: 1704934.823 East : 1664076.984  
 End North: 1704784.052 East : 1664283.158

Perimeter: 3919.233 Area: 804,433 sq.ft. 18.46 acres

Mapcheck Closure - (Uses listed courses and chords)  
 Error Closure: 0.001 Course: S 21-07-54.7 W  
 Error North: -0.0009 East : -0.0004  
 Precision 1: 3,918,145.000

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**Parcel name: RESERVE A**

Line Course: S 24-16-44.4 W Length: 153.687  
 North: 1704066.261 East : 1664336.120  
 Line Course: S 48-04-38.9 E Length: 222.913  
 North: 1703926.167 East : 1664272.927  
 Line Course: S 00-37-42.0 E Length: 135.073  
 North: 1703777.234 East : 1664438.785  
 Line Course: N 39-57-40.2 W Length: 489.907  
 North: 1703642.169 East : 1664440.267  
 Line Course: N 00-37-59.3 W Length: 651.567  
 North: 1704017.673 East : 1664125.615  
 Line Course: N 62-57-30.7 E Length: 83.740  
 North: 1704669.200 East : 1664118.415  
 Line Course: N 62-57-30.7 E Length: 83.740  
 North: 1704707.271 East : 1664193.000  
 Curve Length: 119.509 Radius: 255.420  
 Delta: 26-48-30.0 Tangent: 60.869  
 Chord: 118.422 Course: N 49-34-53.0 E  
 Course In: N 27-00-52.0 W Course Out: S 53-49-22.0 E  
 RP North: 1704934.823 East : 1664076.985  
 End North: 1704784.052 East : 1664283.158  
 Line Course: N 88-59-14.4 E Length: 55.000  
 North: 1704785.024 East : 1664338.150  
 Line Course: S 01-00-45.6 E Length: 250.000  
 North: 1704535.063 East : 1664342.568  
 Line Course: S 18-36-39.5 E Length: 292.182  
 North: 1704258.160 East : 1664435.815  
 Line Course: S 06-55-48.5 E Length: 120.000  
 North: 1704139.037 East : 1664450.294  
 Line Course: S 57-29-09.1 W Length: 135.396  
 North: 1704066.260 East : 1664336.120

Perimeter: 2708.975 Area: 218,462 sq.ft. 5.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 11-42-43.5 E

Error North: -0.0011 East : 0.0002

Precision 1: 2,707,887.000

**Parcel name: STREET DEDICATION**

Line Course: N 88-59-14.4 E Length: 10.000	North: 1704797.929	East : 1665068.183
Line Course: S 00-37-42.5 E Length: 812.709	North: 1704798.106	East : 1665078.182
Line Course: S 89-22-18.0 W Length: 10.000	North: 1703985.446	East : 1665087.096
Line Course: N 00-37-42.5 W Length: 812.642	North: 1703985.336	East : 1665077.097
	North: 1704797.929	East : 1665068.183

Perimeter: 1645.350 Area: 8,126 sq.ft. 0.18 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 71-25-18.2 W

Error North: 0.0001 East : -0.0002

Precision 1: 1,645,351,000.000

**Parcel name: BLOCK 1 LOT1**

Line Course: S 24-16-44.4 W Length: 153.687	North: 1704066.261	East : 1664336.120
Line Course: S 48-04-38.9 E Length: 222.913	North: 1703926.167	East : 1664272.927
Line Course: N 00-37-42.0 W Length: 201.091	North: 1703777.234	East : 1664438.785
Line Course: N 89-22-18.0 E Length: 640.556	North: 1703978.312	East : 1664436.580
Line Course: N 00-37-42.5 W Length: 812.642	North: 1703985.337	East : 1665077.098
Line Course: S 88-59-14.4 W Length: 730.148	North: 1704797.930	East : 1665068.184
Line Course: S 01-00-45.6 E Length: 250.000	North: 1704785.026	East : 1664338.150
Line Course: S 18-36-39.5 E Length: 292.182	North: 1704535.065	East : 1664342.568
Line Course: S 06-55-48.5 E Length: 120.000	North: 1704258.162	East : 1664435.816
Line Course: S 57-29-09.1 W Length: 135.396	North: 1704139.039	East : 1664450.295
	North: 1704066.262	East : 1664336.121

Perimeter: 3558.614 Area: 585,970 sq.ft. 13.45 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 33-27-01.6 E

Error North: 0.0009 East : 0.0006

Precision 1: 3,558,615.000 Precision 1: 3,034,485,000.000