

**STAFF REPORT**  
**(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2003-40 -- COUNTRY PLACE GREENS ADDITION

**OWNER/APPLICANT:** Country Place Greens Condominium Owners Association, Attn: Justin Demel, Fidelity Management Company, 100 E. English, Ste. 500, Wichita, KS 67201

**SURVEYOR/ENGINEER:** P.E.C., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North side of 13th St. North, West of Webb

**SITE SIZE:** 16.8 acres

**NUMBER OF LOTS**

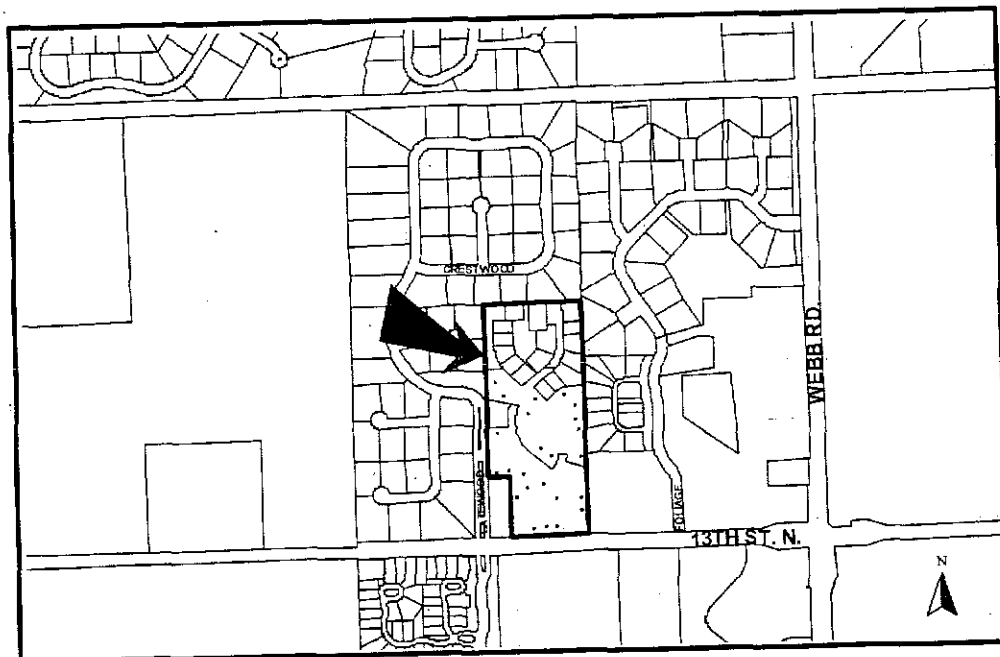
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

**MINIMUM LOT AREA:** 6,000 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of Lot 48, Block 1, Country Place Estates Addition. The plat is associated with the Country Place Greens CUP (DP-89).

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for a respread agreement for special assessments due to the lot reconfiguration.
- B. The plat's text references a sewer easement along the east 5 feet of the property which is not denoted on the plat. The plat denotes a 5-ft wall easement at that location. Typically, any wall easement needs to be located outside of the any utility easement. The plat's text specifies that the sewer easement shall be the dominant easement and the wall easement is designated as the servient easement. **City Water and Sewer Department** needs to comment on this situation.
- 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.
- E. The plat proposes one access opening along 13th St. The plat's text states that one emergency access opening to 13th Street is proposed; however this needs to be specified on the face of the plat. In addition, the access opening needs to be limited to Reserve A.
- F. **Traffic Engineering** has requested the extension to the east property line of the 15-ft utility easement which is parallel to the front property line.
- G. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- H. The reserves being platted as private streets shall be labeled as private streets and shown appropriate street names.
- I. The plat's text shall be revised to reference Reserve A as containing "private streets".
- 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.
- 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 the governing body.
- L. The Applicant needs to request a CUP adjustment, in order that the private street and lots correspond with the CUP.

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- M. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Country Place Greens Community Unit Plan (DP-89).
- N. The lot numbers need to be sequential and include Lots 13, 31, 43, 47 and 48.
- O. County Surveying requests a dimension for the northwesterly line of Lot 24.
- P. County Surveying has requested that the limits of the easement on Lots 24 and 38 need dimensioned.
- Q. County Surveying has requested the diagonal portion of wall easement on Lots 1 and 27 be located.
- R. 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.
- S. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- T. As stated in the plat's text, the applicant proposes a zero front yard setback on all lots. A note to that effect shall be included on the face of the plat. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- U. GIS needs to comment on the plat's street names.
- V. 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.
- W. 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.)
- X. 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.
- Y. 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.
- Z. 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.

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- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR COUNTRY PLACE GREENS ADDITION

PNT. #

371	North: 5053.7836	East : 5885.6904
	Line Course: N 00°06'48" W Length: 350.00'	
401	North: 5403.7829	East : 5884.9981
	Line Course: S 89°45'19" W Length: 120.00'	
400	North: 5403.2703	East : 5764.9992
	Line Course: N 00°06'48" W Length: 1005.00'	
3	North: 6408.2684	East : 5763.0112
	Line Course: N 89°45'19" E Length: 570.00'	
2	North: 6410.7030	East : 6333.0060
	Line Course: S 00°06'48" E Length: 1355.00'	
1	North: 5055.7056	East : 6335.6863
	Line Course: S 89°45'19" W Length: 450.00'	
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Perimeter: 3850.00' Area: 730,348 sq. ft. 16.77 acres

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