

Note: This site is located in an area designated as "New Growth" and "Suburban" by the Wichita-Sedgwick County Comprehensive Plan. This site is scheduled to be annexed on November 21, 1997. The eastern portion of this plat has been approved for a zone change (SCZ-0749) from SF-20, Single-Family Residential to GO, General Office and MF-18, Multi-Family residential along with a protective Overlay District. The western portion of this plat, currently zoned SF-20 Residential, will be converted to SF-6, upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks. As office and multi-family lots not adjacent to an arterial street, the sidewalk ordinance requires sidewalks on both sides of Central Park from Maize Road to Reserve A. Sidewalks shall also be provided along one side of each looped or through-type street (i.e. Central Park, Parkdale, Greenspoint, Rutgers, Sterling, Stoney Point and Ryan).
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage concept and if this plat has any minimum building pad requirements as a result of drainage areas (Reserves for lakes) being platted.
- G. Traffic Engineering needs to comment on the acceptability of access controls along Maize Road. On the final plat tracing, since the site is to be within the City limits of Wichita, the platting text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer.
- H. A street stub should be denoted to the south for increased mobility and potential connection with 21st Street North.

- I. Temporary turnarounds will be needed for the terminus of all stub streets. On the final plat, the area for temporary turnarounds should be shown with dashed lines around the area of the actual street. The plat's text should then indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets.
- J. 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.
- K. **Traffic Engineering** needs to comment on the need for any traffic improvements that should be provided by this development.
- L. 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.
- M. 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.
- N. Before submitting the final plat, the applicant shall contact the Planning department's Land Use staff (Ray Ontiveros) to discuss issues involving dedication of Park sites and/or other public use facilities.
- O. The representative from the City's **Fire Department** needs to comment on the plat's proposed street names.
- P. The final plat should comply with requirements in Part 4, Article 5 of the MAPC Subdivision Regulations.
- Q. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.

- R. For the lot zoned GO, General Office, building setbacks should either not be platted with zoning being allowed to determine the setback; but if platted, the Subdivision regulations require a 35-foot building setback.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

RECEIVED

NOV 14 1997

CITY - ENGINEERING

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

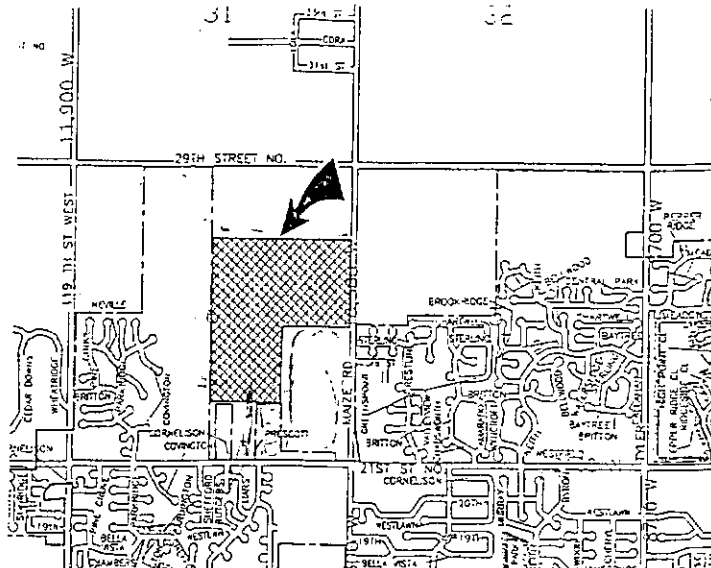
AGENDA ITEM NO. **3.**

April 9, 1998

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 11/20/97)

- CASE NUMBER:** S/D 97-87 - EVERGREEN ADDITION
- OWNER/APPLICANT:** Socora Village Co., 104 S. Broadway, Suite 200,
Wichita, KS 67202
- SURVEYOR/ENGINEER:** Professional Engineering Consultants, c/o Gary Wiley,
303 S. Topeka, Wichita, KS 67202
- LOCATION:** North of 21st Street North, West side of Maize Road
- SITE SIZE:** 130.7 Acres
- NUMBER OF LOTS**
- | | |
|--------------|------------|
| Residential: | 234 |
| Office: | 1 |
| Commercial: | |
| Industrial: | |
| Total: | <u>235</u> |
- MINIMUM LOT AREA:** 8,000 sq. ft.
- CURRENT ZONING:** SF-20, Single-Family
- PROPOSED ZONING:** "SF-6" Single-Family, "MF-18" Multi-Family and
"GO" General Office

VICINITY MAP



Note: This site is located in an area designated as "New Growth" and "Suburban" by the Wichita-Sedgwick County Comprehensive Plan. This site was annexed on November 21, 1997. The eastern portion of this plat has been approved for a zone change (SCZ-0749) from SF-20, Single-Family Residential to GO, General Office and MF-18, Multi-Family residential along with a protective Overlay District. The western portion of this plat, currently zoned SF-20 Residential, was converted to SF-6, upon annexation. The final plat denotes 26 additional lots within the same street layout as the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

A sanitary sewer layout is requested from the applicant.

- B. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks. The sidewalk ordinance requires sidewalks on both sides of Central Park from Maize Road to Reserve A. Sidewalks shall also be provided along one side of each looped or through-type street (i.e. Central Park, Parkdale, Greenspoint, Rutgers, Sterling, Stoney Point and Ryan).

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

- E. City Engineering needs to comment on the status of the applicant's drainage plan and if this plat has any minimum building pad requirements as a result of drainage areas (Reserves for lakes) being platted.

The drainage concept is approved. Minimum pad building elevations will need to be platted for the lots adjacent to the pond. Lot 19 will need a drainage easement to be platted.

- F. Traffic Engineering needs to comment on the acceptability of the four access openings platted along Maize Road. On the final plat tracing, since the site is to be within the City limits of Wichita, the plattor's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer.

Traffic Engineering will meet with the applicant to discuss the possibility of permitting only one major access opening along Maize Road into the office park.

- G. A street stub should be denoted to the south for increased mobility and potential connection with 21st Street North. **The applicant agreed to denote this stub on the final plat.**

The final plat has indicated the requested street stub.

- H. The legal description in the plat's text needs to be corrected to reference the bearing depicted on the face of the plat at the location of the southerly portion of the east line of the plat.

- 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. Traffic Engineering needs to comment on the need for any traffic improvements that should be provided by this development. **A left-turn lane for the office park portion of the site and also for Central Park Street is recommended.**

- K. 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.

- L. 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.

- M. Before submitting the final plat, the applicant shall contact the Planning department's Land Use staff (Ray Ontiveros) to discuss issues involving dedication of Park sites and/or other public use facilities.

- N. The representative from the City's Fire Department needs to comment on the

plat's proposed street names. The street names are approved. A second point of access will be needed.

The Subdivision Committee agreed the plat would have a second point of access due to a proposed subdivision (Aberdeen 3rd) to the west of the site.

- O. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- P. The applicant is reminded that a platting binder is required with the final plat, Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- Q. For the lot zoned GO, General Office, building setbacks should either not be platted with zoning being allowed to determine the setback; but if platted, the Subdivision regulations require a 35-foot building setback.

The final plat includes the requested 35-foot setback.

- R. 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.)
- S. 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.
- T. 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.
- U. 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.

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. *The representative from KGE requested additional easements as denoted on the attached plat.*
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

* CLOSURE EVERGREEN ADD 8-13-98 SCHEZ

D Q001

D Q001

Q001 SITE

221		N	7398.7988	E	5057.7972	S	0+00
	N 01°22'48.8"E		236.2294 ft				
325		N	7634.9596	E	5063.4873	S	2+36.2294
	N 01°24'26.7"E		1315.9182 ft				
365		N	8950.4808	E	5095.8081	S	15+52.1475
	N 89°47'15.6"W		2639.8659 ft				
366		N	8960.2636	E	2455.9603	S	41+92.0134
	S 01°22'32.5"W		357.9544 ft				
368		N	8602.4123	E	2447.3664	S	45+49.9679
	S 89°50'56.0"E		300.0000 ft				
369		N	8601.6211	E	2747.3654	S	48+49.9679
	S 01°22'32.0"W		300.0000 ft				
371		N	8301.7075	E	2740.1637	S	51+49.9679
	N 89°50'56.0"W		300.0000 ft				
370		N	8302.4987	E	2440.1647	S	54+49.9679
	S 01°22'32.0"W		658.7238 ft				
311		N	7643.9648	E	2424.3516	S	61+08.6917
	S 01°19'19.9"W		1569.0289 ft				
367		N	6075.3536	E	2388.1470	S	76+77.7206
	S 89°49'07.1"E		1318.6399 ft				
363		N	6071.1795	E	3706.7802	S	89+96.3604
	N 01°20'39.2"E		1332.4892 ft				
222		N	7403.3020	E	3738.0388	S	103+28.8497
	S 89°48'16.2"E		1319.7661 ft				
221		N	7398.7988	E	5057.7972	S	116+48.6158
LENGTH=	11648.6158 ft	AREA=	5764205.5 sf		132.3280 Acres		

A P

*Logan
 Wilson
 McComb Apts
 Canyon
 *Evergreen
 * attached

Mike,
 The above plats
 are scheduled for
 8-25 City Council.
 Let me know if they
 have all closed. Neil

AFFIDAVIT


STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the final plat of Evergreen, an Addition to Wichita, Sedgwick County, Kansas, and have found that 4 typographical errors appear on said plat as follows:

<u>Number</u>	<u>Lot</u>	<u>Block</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
1	21	9	160.36'	150.36'
2	13	5	105.70'	107.00'
3	19	7	36.02'	34.02'
4	12	7	N88°38'28"W	N88°37'28"W

FURTHER AFFIANT SAITH NAUGHT.



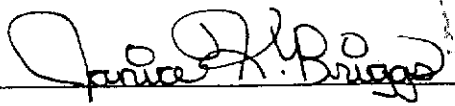
Michael E. Lindebak, P.E.

Dated this 20TH day of April, 1999.

(SEAL)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on April 20TH, 1999, by Michael E. Lindebak as City Engineer of the City of Wichita, Kansas.


_____, Notary Public

My Appointment Expires: September 21, 2002

