

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-91 -- EVERGREEN THIRD ADDITION

OWNER/APPLICANT: Socora Village Company, 727 N. Waco, Suite 400, Wichita, KS 67203

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

LOCATION: North of 21st St., West of Maize

SITE SIZE: 1.7 acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

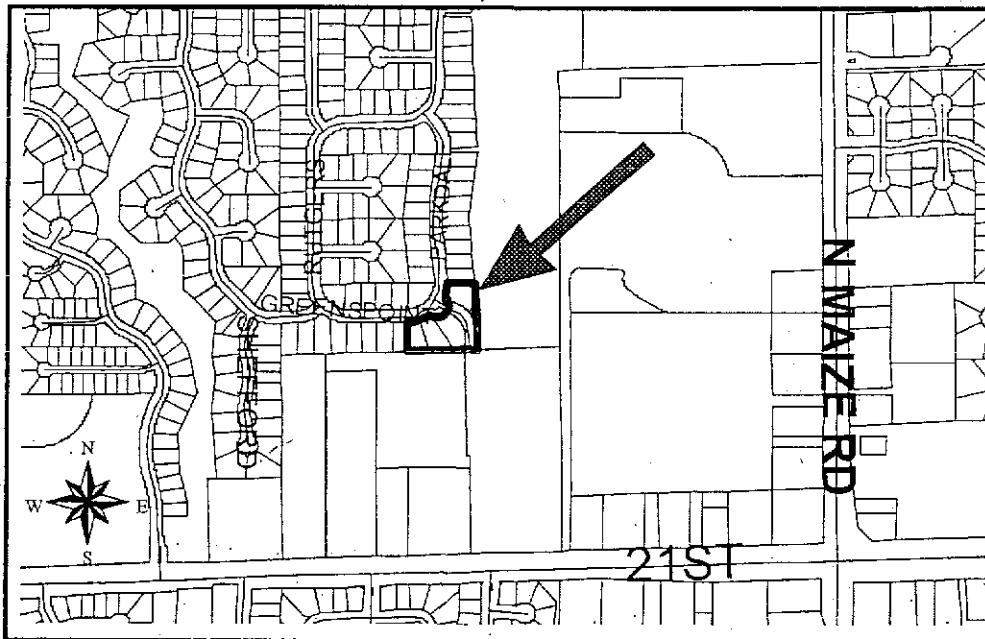
Submit new petitions to reflect the replat.

MINIMUM LOT AREA: 11,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 9, 10 and 11, Block 6 and Lot 1, Block 7 of the Evergreen Addition. This replat includes an additional lot created by the vacation of Parkdale, a stub which extended from Greenspoint to the south line of the plat. The vacation case (VAC 2002-27) was approved by MAPC in August 2002. The replat also includes the dedication of an "eyebrow" street right-of-way.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for a respread agreement for special assessments due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. 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, 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.
- E. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".
- F. 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.
- G. The platting 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.
- H. 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.)
- I. 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.
- J. 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.

- K. 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.
- L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 9/5/02)

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

LOCATION: North of 21st St., West of Maize

SITE SIZE: 1.7 acres

NUMBER OF LOTS

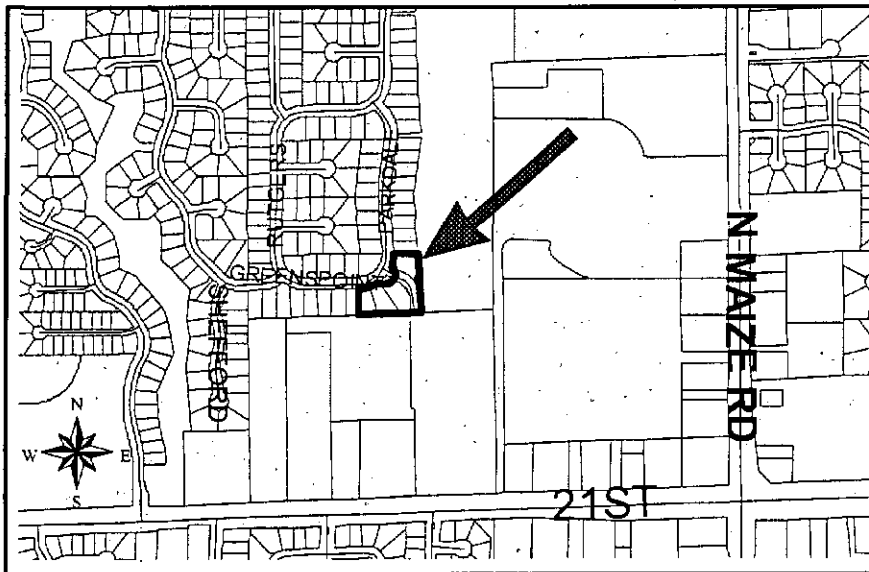
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 9, 10 and 11, Block 6 and Lot 1, Block 7 of the Evergreen Addition. This replat includes an additional lot created by the vacation of Parkdale, a stub which extended from Greenspoint to the south line of the plat. The vacation of the Parkdale right-of-way (VAC 2002-27) was approved by MAPC in August 2002. The replat also includes the dedication of an "eyebrow" street right-of-way.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City Engineering has requested new petitions for water, sewer and paving improvements. A respread agreement is also needed due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. 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, 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.
- E. The plat needs to denote the right-of-way width of Greenspoint and Parkdale.
- F. The third paragraph of the surveyor's text which states "Evergreen 3rd" needs to be revised to reference "Evergreen".
- G. 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.
- H. 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.
- I. 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.)
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SUB 2002-91 – Final Plat of EVERGREEN THIRD ADDITION
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- L. 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.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 EVERGREEN 3RD ADDITION

PNT#

500 North: 6073.4706 East : 2983.0125
Line Course: S 89°49'07" E Length: 331.77'

501 North: 6072.4203 East : 3314.7821
Line Course: N 00°10'53" E Length: 65.38'

502 North: 6137.8020 East : 3314.9891
Line Course: N 00°12'58" W Length: 162.60'

503 North: 6300.4045 East : 3314.3758
Line Course: N 03°17'27" W Length: 90.29'

504 North: 6390.5481 East : 3309.1926
Line Course: N 88°40'40" W Length: 128.03'

505 North: 6393.5024 East : 3181.1963
Curve Length: 291.48' Radius: 194.00'
Delta: 86°05'09" Tangent: 181.18'
Chord: 264.83' Course: S 47°23'55" W
Course In: N 85°38'39" W Course Out: S 00°26'29" W
RP North: 6408.2368 East : 2987.7567

506 North: 6214.2425 East : 2986.2622
Line Course: S 01°19'20" W Length: 140.81'

500 North: 6073.4708 East : 2983.0130

Perimeter: 1210.37' Area: 78,083 sq. ft. 1.79 acres