

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2003-16 - EVERGREEN FOURTH ADDITION

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

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

LOCATION: South side of 29th St. North, West of Maize Road

SITE SIZE: 28.3 acres

NUMBER OF LOTS

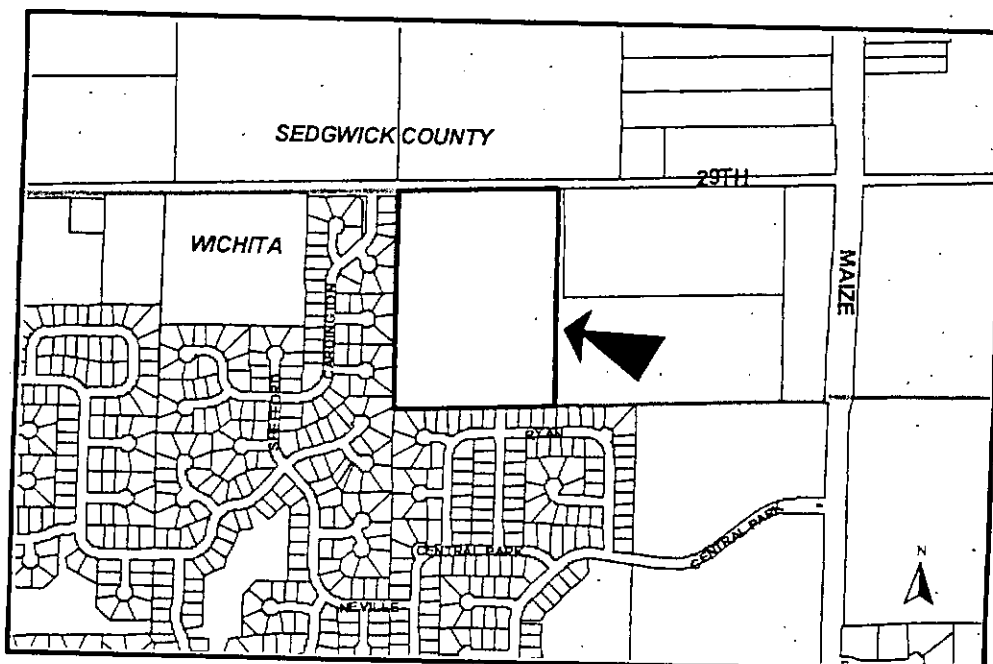
Residential:	74
Office:	
Commercial:	
Industrial:	
Total:	74

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential District

PROPOSED ZONING: SF-5, Single-Family Residential District

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential District and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests the applicant contact City Stormwater Management to discuss drainage.
- D. County Surveying advises that the legal description needs correction.
- E. Traffic Engineering has requested the applicant increase the width of both Parkdale and 28th Street North to 64 feet.
- F. Traffic Engineering has requested a guarantee for a future left-turn lane along 29th Street.
- G. The platting text shall note the dedication of the street to and for the use of the public.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant that 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.
- J. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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. GIS needs to comment on the plat's street names. A new name is needed for 28th Street Circle and 28th Street North Parkdale Court should be labeled as Parkdale Ct.

- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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, Overall Preliminary Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-16 -- EVERGREEN FOURTH ADDITION

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

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

LOCATION: South side of 29th St. North, West of Maize Road

SITE SIZE: 13.8 acres

NUMBER OF LOTS

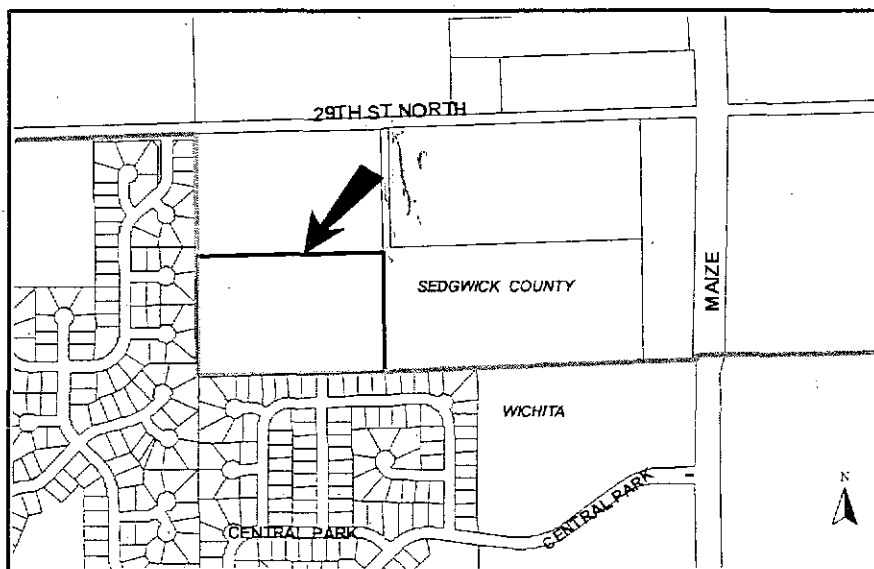
Residential:	38
Office:	
Commercial:	
Industrial:	
Total:	<u>38</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 drainage plan.
- E. Traffic Engineering has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- F. Traffic Engineering should comment on the need to extend Parkdale to 29th St. North with this plat.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves for the subsequent phase of development. 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.
- 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. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- K. GIS needs to comment on the plat's street names. **Bristle Cone shall be revised to "Bristlecone".**
- 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.

SUB 2003-16 -- Final Plat of EVERGREEN FOURTH ADDITION
April 17, 2003 - Page 3

- M. 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.)
- 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 thirty (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. 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

(Revised Final Plat, Overall Preliminary Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-16 -- EVERGREEN FOURTH ADDITION

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

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

LOCATION: South of 29th St. North, West of Maize Road

SITE SIZE: 17.7 Acres

NUMBER OF LOTS

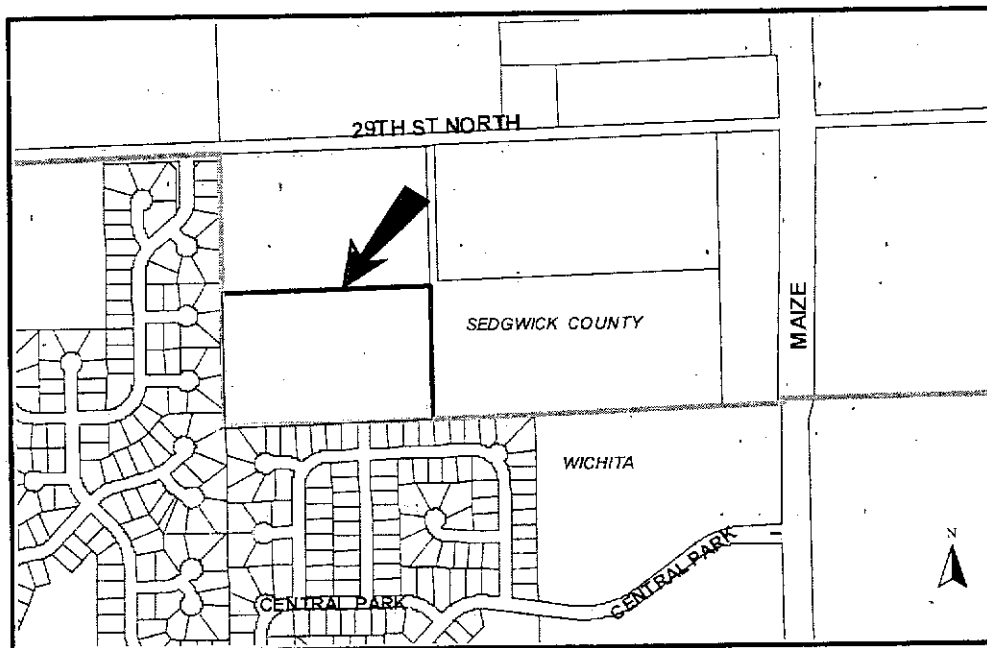
Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-16 -- Revised Final Plat of EVERGREEN FOURTH ADDITION
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NOTE: This is an unplatted site located in the City of Wichita. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development. This revised final plat has extended the plat's boundary eastward and includes ten additional lots served by a loop street.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 drainage plan. ***An off-site drainage easement is needed. A guarantee is needed for drainage improvements.***
- D. **Traffic Engineering** has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- E. **County Surveying** advises that the temporary access needs located.
- F. Recording data is needed for the off-site easements in the event they are recorded prior to the plat.
- G. **City Fire Department** has requested a temporary 20-ft wide emergency access easement of AB-3 rock extending north to 29th St. North until the development of the second phase. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves for the subsequent phase of development. 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.
- 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. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- K. **GIS** needs to comment on the plat's street names. ***The street names are approved.***

SUB 2003-16 -- Revised Final Plat of EVERGREEN FOURTH ADDITION
August 14, 2003 - Page 3

- L. The platlor'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 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.)
- 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.
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- 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 thirty (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. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR EVERGREEN 4TH

PNT#

366	North: 8960.26	East : 2455.96
	Line Course: N 01°22'32" E	Length: 628.13'
206	North: 9588.21	East : 2471.04
	Line Course: S 89°47'16" E	Length: 959.85'
295	North: 9584.66	East : 3430.88
	Line Course: N 47°48'33" E	Length: 41.91'
426	North: 9612.80	East : 3461.93
	Line Course: S 89°46'15" E	Length: 236.06'
422	North: 9611.86	East : 3697.99
	Line Course: S 00°12'44" W	Length: 656.19'
410	North: 8955.67	East : 3695.56
	Line Course: N 89°47'16" W	Length: 1239.61'
366	North: 8960.27	East : 2455.96

Perimeter: 3761.74 Area: 781,569 sq. ft. 17.94 acres

FINAL BOUNDARY CLOSURE FOR EVERGREEN 4TH

PNT#

366	North: 8960.26	East : 2455.96
	Line Course: N 01°22'32" E	Length: 628.13'
206	North: 9588.21	East : 2471.04
	Line Course: S 89°47'16" E	Length: 959.85'
295	North: 9584.66	East : 3430.88
	Line Course: N 47°48'33" E	Length: 41.91'
426	North: 9612.80	East : 3461.93
	Line Course: S 89°46'15" E	Length: 236.06'
422	North: 9611.86	East : 3697.99
	Line Course: S 00°12'44" W	Length: 656.19'
410	North: 8955.67	East : 3695.56
	Line Course: N 89°47'16" W	Length: 1239.61'
366	North: 8960.27	East : 2455.96

Perimeter: 3761.74 Area: 781,569 sq. ft. 17.94 acres

FINAL BOUNDARY CLOSURE FOR EVERGREEN 4TH ADDITION

PNT.#

366	North: 9588.21	East : 2471.04
	Line Course: S 89°47'16" E Length: 959.85'	
101	North: 9584.66	East : 3430.88
	Line Course: S 01°24'27" W Length: 628.14'	
295	North: 8956.71	East : 3415.45
	Line Course: N 89°47'16" W Length: 959.50'	
206	North: 8960.26	East : 2455.96
	Line Course: N 01°22'32" E Length: 628.13'	
366	North: 9588.21	East : 2471.04

Perimeter: 3175.62' Area: 602,676 sq. ft. 13.84 acres

FINAL BOUNDARY CLOSURE FOR EVERGREEN 4TH ADDITION

PNT. #

366 North: 9588.21 East : 2471.04
Line Course: S 89°47'16" E Length: 959.85'
101 North: 9584.66 East : 3430.88
Line Course: S 01°24'27" W Length: 628.14'
295 North: 8956.71 East : 3415.45
Line Course: N 89°47'16" W Length: 959.50'
206 North: 8960.26 East : 2455.96
Line Course: N 01°22'32" E Length: 628.13'
366 North: 9588.21 East : 2471.04

Perimeter: 3175.62' Area: 602,676 sq. ft. 13.84 acres