

**STAFF REPORT**  
(Final Plat, Overall Preliminary Plat Approved 3/13/03)

**CASE NUMBER:** SUB 2004-89 -- EVERGREEN FIFTH 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:	36
Office:	
Commercial:	
Industrial:	
Total:	<u>36</u>

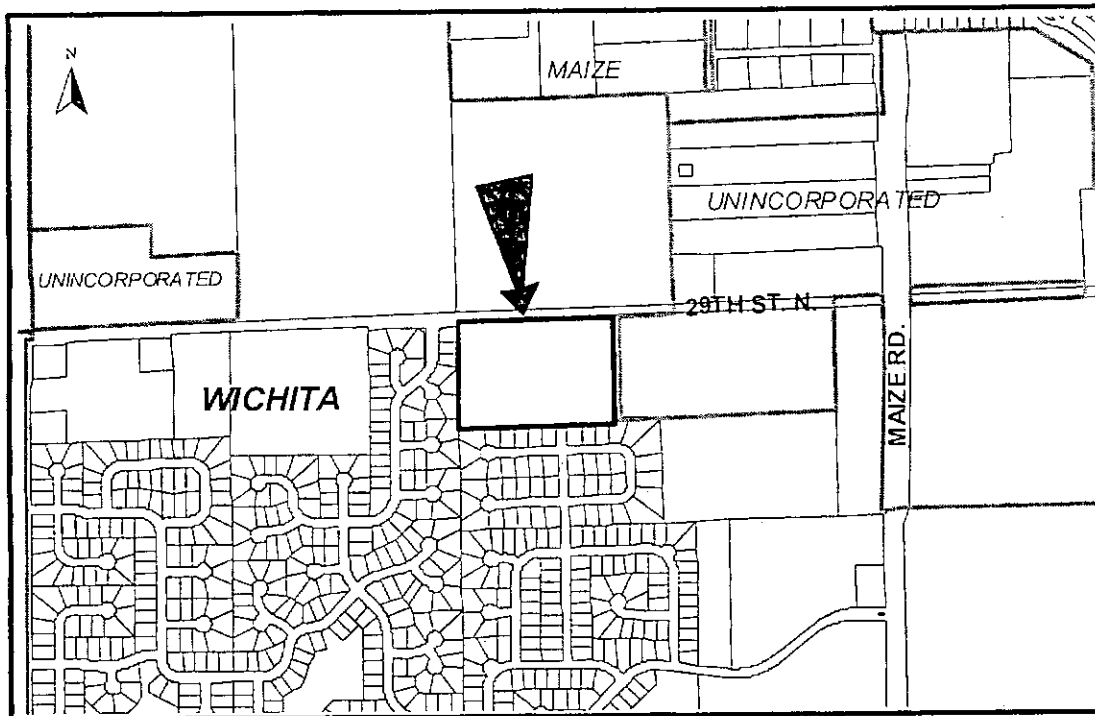
*✓ on drainage*

**MINIMUM LOT AREA:** 10,000 sq. ft.

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located in the City of Wichita. This final plat consists of the north portion of the overall preliminary plat approved for the site and represents the second phase of development.

**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.
- 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. 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.
- F. 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.
- G. Complete access control needs to be dedicated along the 29<sup>th</sup> St. frontage.
- H. Traffic Engineering has requested a petition for a left-turn lane along 29<sup>th</sup> St. North.
- I. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- J. GIS needs to comment on the plat's street names. The street names are approved.
- K. The legal description needs to be corrected.
- 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 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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- 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.

FINAL BOUNDARY CLOSURE FOR EVERGREEN 5TH

PNT.#

6118	North: 10212.7275	East : 3446.3130
	Line Course: S01°24'27"W	Length: 628.26'
295	North: 9584.6551	East : 3430.8810
	Line Course: N89°47'16"W	Length: 959.85'
206	North: 9588.2103	East : 2471.0386
	Line Course: N01°22'32"E	Length: 628.54'
6005	North: 10216.5662	East : 2486.1270
	Line Course: S89°46'15"E	Length: 960.19'
6118	North: 10212.7257	East : 3446.3113

Perimeter: 3176.84' Area: 603,150 sq. ft. 13.85 acres