

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-50 – OAK CREEK 4th ADDITION

**OWNER/APPLICANT:** Slawson Commercial Properties, LLC, 727 N. Waco, Suite 400, Wichita, KS 67202

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South of 21st St. North, West side of Greenwich

**SITE SIZE:** 8.6 acres

**NUMBER OF LOTS**

Residential:	4
Office:	
Commercial:	1
Industrial:	
Total:	5

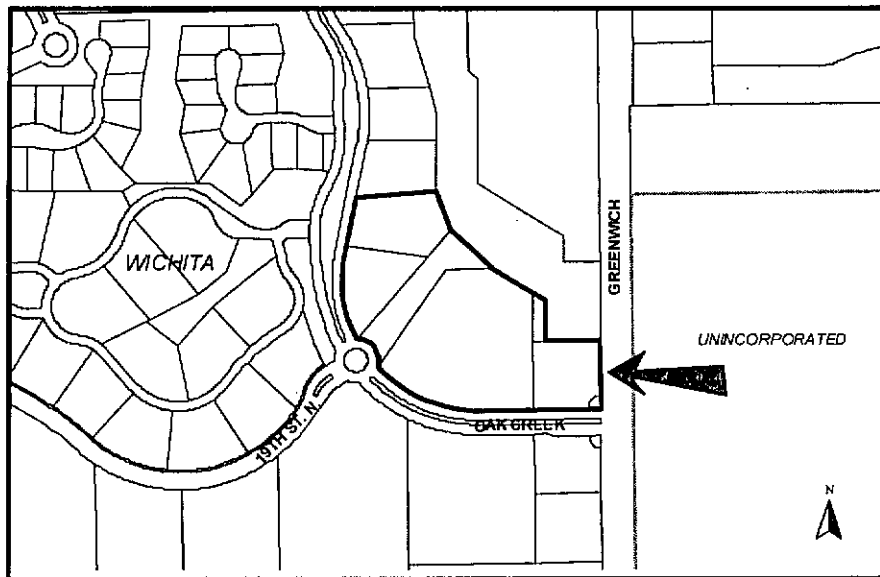
**MINIMUM LOT AREA:** 1.21 acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** SF-5, Single-Family Residential (Lots 1-4), LC, Limited Commercial (Lot 5)

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**VICINITY MAP**



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**NOTE:** This is a replat of a portion of Oak Creek 3rd Addition and a portion of the Oak Creek Addition. An additional lot has been proposed. The Oak Creek Community Unit Plan (CUP 2004-09, DP-274) was also approved for this site. The applicant proposes a zone change from LC, Limited Commercial to SF-5, Single-Family Residential for Lots 1-4.

**STAFF COMMENTS:**

- A. The applicant shall contact **Debt Management** regarding the submission of a respread agreement for existing improvements.
- 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. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- E. Since this is a replat of previous Additions involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above 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.
- F. 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.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- H. A CUP adjustment or amendment is needed so that perimeter of the proposed lots matches the perimeters of the CUP parcel boundaries.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. 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.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.

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- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. 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. Westar Energy has requested additional easements.
- S. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

OAK CREEK 4<sup>TH</sup> FINAL BOUNDARY CLOSURE

PNT. #

27	North: 385259.8801 Line Course: N00°45'57"W	East: 2374048.0737 Length: 233.0000
6	North: 385492.8593 Line Course: S89°14'03"W	East: 2374044.9594 Length: 185.0000
7	North: 385490.3866 Line Course: N00°45'57"W	East: 2373859.9760 Length: 138.9087
10	North: 385629.2829 Line Course: N58°32'09"W	East: 2373858.1193 Length: 204.1091
11	North: 385735.8207 Line Course: N49°12'55"W	East: 2373684.0210 Length: 203.6215
12	North: 385868.8301 Line Course: N20°19'07"W	East: 2373529.8451 Length: 142.0735
14	North: 386002.0632 Line Course: S85°32'50"W	East: 2373480.5114 Length: 266.6803
16	North: 385981.3589 Line Course: S10°52'12"W	East: 2373214.6361 Length: 204.2040
17	North: 385780.8188 Curve Length: 233.0749 Delta: 31°25'18" Chord: 230.1644 Course In: S79°07'48"E RP North: 385700.6717	East: 2373176.1270 Radius: 425.0000 Tangent: 119.5485 Course: S04°50'27"E Course Out: S69°26'54"W East: 2373593.5015
18	End North: 385551.4747 Curve Length: 57.1765 Delta: 7°09'10" Chord: 57.1398 Course In: N69°26'54"E RP North: 385712.2565	East: 2373195.5502 Radius: 458.0000 Tangent: 28.6256 Course: S24°07'41"E Course Out: S62°17'44"W East: 2373624.4013
19	End North: 385499.3273 Curve Length: 136.9298 Delta: 104°36'24" Chord: 118.6890 Course In: S02°32'50"W RP North: 385424.4014	East: 2373218.9075 Radius: 75.0000 Tangent: 97.0506 Course: S35°08'58"E Course Out: S72°50'46"E East: 2373215.5743
20	End North: 385402.2810 Curve Length: 385.0632 Delta: 48°10'17" Chord: 373.8229 Course In: N47°24'20"E RP North: 385712.2575	East: 2373287.2380 Radius: 458.0000 Tangent: 204.7368 Course: S66°40'48"E Course Out: S00°45'57"E East: 2373624.4005
23	End North: 385254.2984	East: 2373630.5221

Line Course: N89°14'03"E      Length: 417.5880

27    North: 385259.8799      East: 2374048.0728

Perimeter: 2807.4305    Area: 413,469 sq. ft. 9.49 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0009      Course: S76°43'58"W

Error North: -0.00021      East: -0.00089

Precision 1: 3,119,366.1111