

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-75 -- SHOAL CREEK ADDITION

OWNER/APPLICANT: Scott Land, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS 67275-5337

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of 143rd St. East, south of Central

SITE SIZE: 5.51 Acres

NUMBER OF LOTS

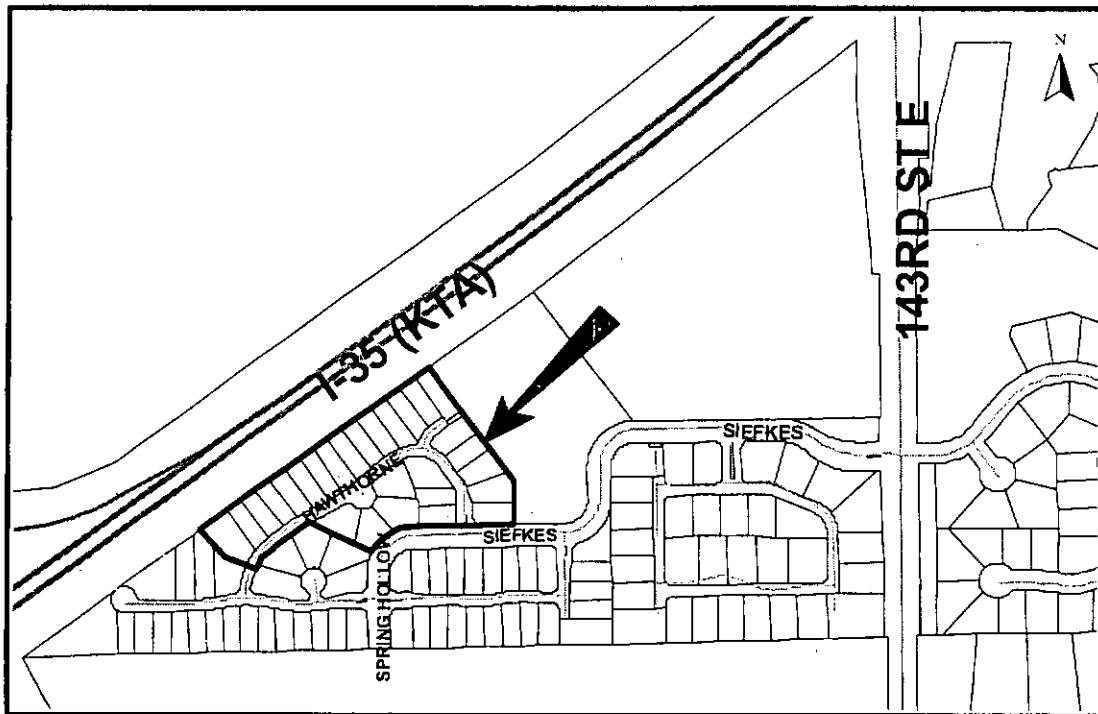
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 10,005 Sq. Ft.

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

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Shoal Creek Addition. The lot sizes have been increased resulting in nine fewer lots.

STAFF COMMENTS:

- A. Petitions have been provided with Shoal Creek Addition for sewer, water, drainage and paving improvements. *New petitions are needed for future improvements.*
- B. **Debt Management** has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- 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 status of the applicant's drainage plan.
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted that calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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. 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, the above covenants and/or other legal documents shall be provided that provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- H. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-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.
- I. **GIS** needs to comment on the plat's street names. *Hollow shall be denoted as "Spring Hollow".*
- 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 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.
- 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.
- 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. Recording of the plat 30 days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a compact disc (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.

Closure

CLOSURE - SHOAL CREEK 3RD ADDITION

PT 01 North: 9203.6319 East : 5003.8269
 Line Course: N 54-54-22 E Length: 797.7500
 PT 02 North: 9662.2728 East : 5656.5548
 Line Course: S 35-05-23 E Length: 156.0000
 PT 03 North: 9534.6253 East : 5746.2327
 Line Course: S 54-54-22 W Length: 50.0000
 PT 04 North: 9505.8794 East : 5705.3222
 Line Course: S 35-05-23 E Length: 16.0000
 PT 05 North: 9492.7874 East : 5714.5199
 Line Course: N 54-54-22 E Length: 50.0000
 PT 06 North: 9521.5333 East : 5755.4304
 Line Course: S 35-05-23 E Length: 228.0400
 PT 07 North: 9334.9389 East : 5886.5212
 Line Course: S 00-06-51 W Length: 128.2200
 PT 08 North: 9206.7191 East : 5886.2657
 Line Course: S 89-36-30 W Length: 278.4800
 PT 09 North: 9204.8155 East : 5607.7922
 Curve Length: 143.5411 Radius: 132.0000
 Delta: 62-18-19 Tangent: 79.7930
 Chord: 136.5724 Course: S 58-27-20 W
 Course In: S 00-23-30 E Course Out: N 62-41-49 W
 RP North: 9072.8186 East : 5608.6945
 PT 10 End North: 9133.3666 East : 5491.4003
 Line Course: N 62-41-49 W Length: 191.8300
 PT 11 North: 9221.3584 East : 5320.9415
 Curve Length: 134.5670 Radius: 484.0000
 Delta: 15-55-48 Tangent: 67.7210
 Chord: 134.1354 Course: S 55-16-54 W
 Course In: S 26-45-12 E Course Out: N 42-41-00 W
 RP North: 8789.1693 East : 5538.8143
 PT 12 End North: 9144.9634 East : 5210.6885
 Curve Length: 73.9946 Radius: 195.5500
 Delta: 21-40-49 Tangent: 37.4452
 Chord: 73.5539 Course: S 36-28-35 W
 Course In: S 42-41-00 E Course Out: N 64-21-49 W
 RP North: 9001.2123 East : 5343.2608
 PT 13 End North: 9085.8186 East : 5166.9612
 Line Course: N 64-21-50 W Length: 101.6600
 PT 14 North: 9129.8023 East : 5075.3086
 Line Course: N 44-04-26 W Length: 102.7700
 PT 01 North: 9203.6367 East : 5003.8233