

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-37 -- SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION

OWNER/APPLICANT: K & N Stephenson, L.P., 1540 N. Freeman Road, Wichita, KS 67230

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

LOCATION: West of 143rd St. East, North of 13th St. North

SITE SIZE: 16.4 Acres

NUMBER OF LOTS

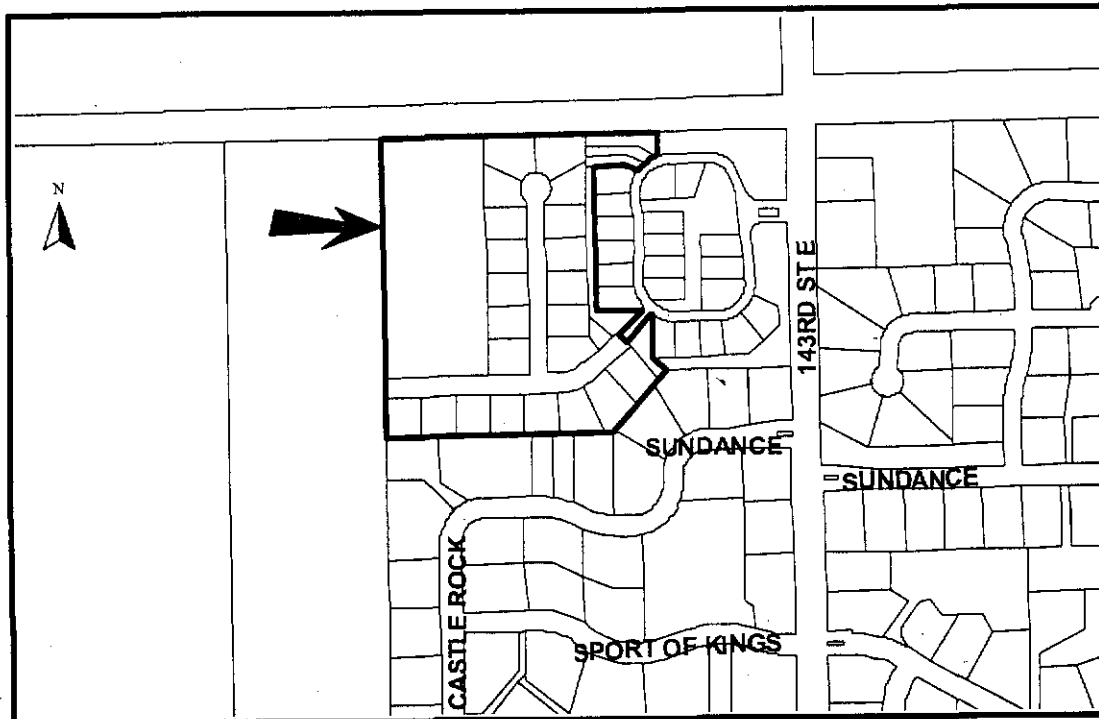
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 27,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2004-37 -- One-Step Final Plat of SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION
April 1, 2004 - Page 2

NOTE: This is a replat of a portion of Savanna at Castle Rock Ranch 6th Addition in addition to unplatted property to the west. This property is located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An outside-the-city water agreement with the City of Wichita shall be provided.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage concept.
A drainage plan is needed.
- D. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- D. The Applicant shall guarantee the paving of the proposed streets.
- E. The plat's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.
- F. **County Engineering** recommends the extension of either Castlewood or Summerfield to the west line of plat in order to provide for connection with potential subdivision of the adjacent property.
- G. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- H. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- I. 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.

SUB 2004-37 -- One-Step Final Plat of SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION
April 1, 2004 - Page 3

- J. For those reserves being platted for drainage purposes, the required covenant which 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.
- K. 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 which 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which 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.
- M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- N. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- O. GIS needs to comment on the plat's street names. GIS has requested "Circle" be denoted as "Cir". In the event either street is extended, "Cir" should be deleted.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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

SUB 2004-37 -- One-Step Final Plat of SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION
April 1, 2004 - Page 4

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.

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

FINAL BOUNDARY CLOSURE FOR SAVANNA AT CASTLE ROCK RANCH 10TH ADD.

PNT.#

500 North: 7547.4785 East : 4553.4763
Line Course: S00°01'21"W Length: 72.50'

501 North: 7474.9805 East : 4553.4478
Curve Length: 92.61' Radius: 125.09'
Delta: 42°25'09" Tangent: 48.54'
Chord: 90.51' Course: S57°20'36"W
Course In: S11°26'50"E Course Out: N53°51'58"W
RP North: 7352.3801 East : 4578.2736

504 End North: 7426.1417 East : 4477.2468
Line Course: N46°31'01"W Length: 5.00'

506 North: 7429.5824 East : 4473.6189
Curve Length: 44.07' Radius: 58.10'
Delta: 43°27'37" Tangent: 23.16'
Chord: 43.02' Course: N68°14'51"W
Course In: S43°28'59"W Course Out: N00°01'20"E
RP North: 7387.4275 East : 4433.6391

508 End North: 7445.5258 East : 4433.6617
Line Course: N89°58'39"W Length: 91.62'

509 North: 7445.5618 East : 4342.0422
Line Course: S00°04'45"W Length: 459.28'

133 North: 6986.2809 East : 4341.4076
Line Course: S89°12'46"E Length: 139.02'

179 North: 6984.3709 East : 4480.4131
Line Course: S40°56'36"W Length: 100.99'

510 North: 6908.0860 East : 4414.2320
Line Course: S41°00'00"E Length: 189.87'

511 North: 6764.7862 East : 4538.8005
Line Course: S40°56'36"W Length: 228.54'

73 North: 6592.1580 East : 4389.0366
Line Course: N90°00'00"W Length: 712.17'

74 North: 6592.1580 East : 3676.8632
Line Course: N00°04'45"E Length: 955.67'

51 North: 7547.8230 East : 3678.1836
Line Course: S89°58'39"E Length: 875.29'

500 North: 7547.4792 East : 4553.4778

Perimeter: 3966.63' Area: 704,224 sq. ft. 16.16 acres

FINAL BOUNDARY CLOSURE FOR SAVANNA AT CASTLE ROCK RANCH 10TH ADD.

PNT.#

500 North: 7547.4785 East : 4553.4763
Line Course: S00°01'21"W Length: 72.50'

501 North: 7474.9805 East : 4553.4478
Curve Length: 92.61' Radius: 125.09'
Delta: 42°25'09" Tangent: 48.54'
Chord: 90.51' Course: S57°20'36"W
Course In: S11°26'50"E Course Out: N53°51'58"W
RP North: 7352.3801 East : 4578.2736

504 End North: 7426.1417 East : 4477.2468
Line Course: N46°31'01"W Length: 5.00'

506 North: 7429.5824 East : 4473.6189
Curve Length: 44.07' Radius: 58.10'
Delta: 43°27'37" Tangent: 23.16'
Chord: 43.02' Course: N68°14'51"W
Course In: S43°28'59"W Course Out: N00°01'20"E
RP North: 7387.4275 East : 4433.6391

508 End North: 7445.5258 East : 4433.6617
Line Course: N89°58'39"W Length: 91.62'

509 North: 7445.5618 East : 4342.0422
Line Course: S00°04'45"W Length: 459.28'

133 North: 6986.2809 East : 4341.4076
Line Course: S89°12'46"E Length: 139.02'

179 North: 6984.3709 East : 4480.4131
Line Course: S40°56'36"W Length: 100.99'

510 North: 6908.0860 East : 4414.2320
Line Course: S41°00'00"E Length: 189.87'

511 North: 6764.7862 East : 4538.8005
Line Course: S40°56'36"W Length: 228.54'

73 North: 6592.1580 East : 4389.0366
Line Course: N90°00'00"W Length: 712.17'

74 North: 6592.1580 East : 3676.8632
Line Course: N00°04'45"E Length: 955.67'

51 North: 7547.8230 East : 3678.1836
Line Course: S89°58'39"E Length: 875.29'

500 North: 7547.4792 East : 4553.4778

Perimeter: 3966.63' Area: 704,224 sq. ft. 16.16 acres