

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-52 – THE VILLAGE AT GREENWICH ADDITION

OWNER/APPLICANT: Greenwich Investment Group, LLC, Attn: Steve Wheeler, PO Box 780149, Wichita, KS 67278-0149

SURVEYOR/AGENT: MKEC Engineering Consultants Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Northeast corner of Greenwich and 21ST St. North (District II)

SITE SIZE: 20.66 acres

NUMBER OF LOTS

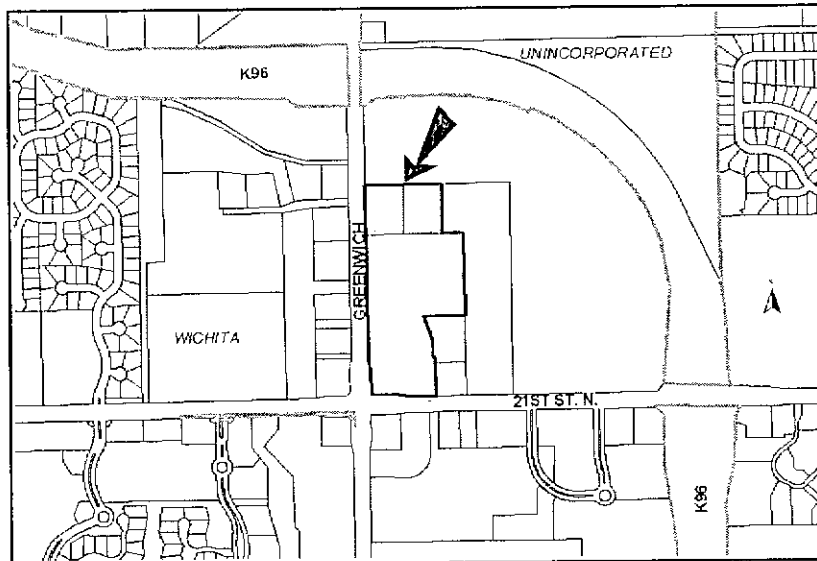
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 24,544 square feet

CURRENT ZONING: LC Limited Commercial, SF-5 Single-family Residential

PROPOSED ZONING: LC Limited Commercial

VICINITY MAP



NOTE: This is a replat of the Manhattan Addition in addition to unplatted land to the north. The northern portion of the site was approved for a zone change (ZON 2007-17) from SF-5 Single-family Residential to LC Limited Commercial.

STAFF COMMENTS:

- A. Wichita Water Utilities Department advises that water is available to serve all lots. The applicant needs to extend sewer (mains and laterals) to serve lots 9-12. Lots 1-8 and Lots 13-15 have access to sewer.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) 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. Traffic Engineering needs to comment on the access controls. The plat proposes three openings including one joint opening along Greenwich in addition to the remaining frontage south of Reserve A being subject to Access Management Standards. Two openings including one joint opening are proposed for 21st St. North.
- E. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. A cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- G. 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.
- H. 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.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. 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.
- 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 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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 National Pollutant Discharge Elimination System Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located

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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. 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. 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.

Village at Greenwich Addition

Parcel Closure

Project: J:\CIVIL\07557\08307

COGO Revisions:

Date: Wednesday July 30th, 2008

Client Contact: Steve Wheeler

Steve Wheeler (swheeler@wkhinv.com)

(316) 262-1414

Parcel name: FINAL Plat Boundary pre street dedication - p1FPB 1

Line Course: N 00-43-06.0 W Length: 174.998	North: 1699873.749 East: 1686294.470
Line Course: N 09-14-57.0 W Length: 101.120	North: 1700048.733 East: 1686292.276
Line Course: N 00-43-05.9 W Length: 896.197	North: 1700148.538 East: 1686276.023
Line Course: N 00-43-06.0 W Length: 366.052	North: 1701044.665 East: 1686264.788
Line Course: N 89-17-09.4 E Length: 559.770	North: 1701410.688 East: 1686260.199
Line Course: S 00-43-21.5 E Length: 365.923	North: 1701417.664 East: 1686819.925
Line Course: N 89-18-58.9 E Length: 152.383	North: 1701051.770 East: 1686824.540
Line Course: S 00-42-56.8 E Length: 606.122	North: 1701053.588 East: 1686976.912
Line Course: S 89-16-45.2 W Length: 307.000	North: 1700447.514 East: 1686984.484
Line Course: S 20-45-09.5 E Length: 192.660	North: 1700443.652 East: 1686677.509
Line Course: S 00-43-06.2 E Length: 119.000	North: 1700263.492 East: 1686745.775
Line Course: N 89-16-33.5 E Length: 11.000	North: 1700144.501 East: 1686747.267
Line Course: S 00-36-47.9 E Length: 39.984	North: 1700144.640 East: 1686758.266
Line Course: S 00-44-14.2 E Length: 240.060	North: 1700104.658 East: 1686758.694
Line Course: S 89-16-55.6 W Length: 192.161	North: 1699864.618 East: 1686761.783
Line Course: N 82-11-24.0 W Length: 101.120	North: 1699862.211 East: 1686569.637
Line Course: S 89-16-45.0 W Length: 174.998	North: 1699875.952 East: 1686469.455
	North: 1699873.750 East: 1686294.471

Perimeter: 4600.549 Area: 899,990 sq.ft. 20.66 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: N 32-07-53.1 E
 Error North: 0.0014 East: 0.0008
 Precision 1: 2,300,274.000

Parcel name: Reserve A - p1RES1

Line Course: S 20-45-09.5 E Length: 192.660	North: 1700443.651 East: 1686677.508
Line Course: S 00-43-06.2 E Length: 119.000	North: 1700263.491 East: 1686745.774
Line Course: N 89-16-33.5 E Length: 11.000	North: 1700144.500 East: 1686747.266
Line Course: S 00-36-47.9 E Length: 39.984	North: 1700144.639 East: 1686758.265
Line Course: S 00-44-14.2 E Length: 240.060	North: 1700104.658 East: 1686758.693
Line Course: S 89-16-55.6 W Length: 50.000	North: 1699864.618 East: 1686761.782
Line Course: N 00-44-14.2 W Length: 241.717	North: 1699863.991 East: 1686711.786
Line Course: S 89-16-45.0 W Length: 184.284	North: 1700105.688 East: 1686708.676
Line Course: N 00-43-06.0 W Length: 99.753	North: 1700103.370 East: 1686524.406
Line Course: N 00-43-06.0 W Length: 100.000	North: 1700203.115 East: 1686523.156
Line Course: N 00-43-06.0 W Length: 100.000	North: 1700303.107 East: 1686521.902
Line Course: N 00-43-06.0 W Length: 100.000	North: 1700403.099 East: 1686520.648
Line Course: N 00-43-06.0 W Length: 114.507	North: 1700503.091 East: 1686519.395
Line Course: S 89-16-45.0 W Length: 247.798	North: 1700617.589 East: 1686517.959
Line Course: N 00-43-05.9 W Length: 92.000	North: 1700614.472 East: 1686270.181
Line Course: N 89-16-45.0 E Length: 280.000	North: 1700706.465 East: 1686269.027
Line Course: N 89-16-45.0 E Length: 27.800	North: 1700709.987 East: 1686549.005
Line Course: S 00-43-06.0 E Length: 45.000	North: 1700710.337 East: 1686576.803
Line Course: S 00-43-06.0 E Length: 172.420	North: 1700665.340 East: 1686577.367
Line Course: N 89-16-45.0 E Length: 78.935	North: 1700492.934 East: 1686579.529
Line Course: S 20-45-09.5 E Length: 53.764	North: 1700493.927 East: 1686658.457
	North: 1700443.651 East: 1686677.508

Perimeter: 2590.681 Area: 125,427 sq.ft. 2.87 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 17-24-54.5 W

Error North: 0.0003 East: -0.0001

Precision 1: 2,590,682,000.000

Parcel name: Block 1, Lot 1

Line Course: S 00-43-06.0 E Length: 235.380	North: 1700103.369 East: 1686524.406
Line Course: S 82-11-24.0 E Length: 42.674	North: 1699868.008 East: 1686527.357
Line Course: N 89-16-55.6 E Length: 142.161	North: 1699862.209 East: 1686569.636
Line Course: N 00-44-14.2 W Length: 241.717	North: 1699863.990 East: 1686711.785
Line Course: S 89-16-45.0 W Length: 184.284	North: 1700105.687 East: 1686708.675
	North: 1700103.369 East: 1686524.406

Perimeter: 846.216 Area: 44,419 sq.ft. 1.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 49-46-25.9 W

Error North: -0.0007 East: -0.0008

Precision 1: 846,216.000

Parcel name: Block 1, Lot 2

Line Course: S 00-43-06.0 E Length: 235.380	North: 1700103.369 East: 1686524.406
Line Course: N 82-11-24.0 W Length: 58.446	North: 1699868.008 East: 1686527.357
Line Course: S 89-16-45.0 W Length: 150.000	North: 1699875.950 East: 1686469.454
Line Course: N 45-43-01.5 W Length: 35.353	North: 1699874.063 East: 1686319.465
Line Course: N 00-43-06.0 W Length: 149.998	North: 1699898.747 East: 1686294.156
Line Course: N 09-14-57.0 W Length: 52.290	North: 1700048.733 East: 1686292.276
Line Course: N 89-16-45.0 E Length: 240.554	North: 1700100.343 East: 1686283.871
	North: 1700103.369 East: 1686524.406

Perimeter: 922.021 Area: 52,916 sq.ft. 1.21 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 53-49-56.0 W
 Error North: -0.0002 East: -0.0003
 Precision 1: 922,021,000.000

Parcel name: Block 1, Lot 3

Line Course: N 00-43-06.0 W Length: 99.753	North: 1700103.369 East: 1686524.406
Line Course: S 89-16-45.0 W Length: 247.798	North: 1700203.115 East: 1686523.156
Line Course: S 00-43-05.9 E Length: 51.463	North: 1700199.997 East: 1686275.377
Line Course: S 09-14-57.0 E Length: 48.830	North: 1700148.538 East: 1686276.023
Line Course: N 89-16-45.0 E Length: 240.554	North: 1700100.343 East: 1686283.871
	North: 1700103.369 East: 1686524.406

Perimeter: 688.398 Area: 24,543 sq.ft. 0.56 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 81-24-32.5 W
 Error North: -0.0001 East: -0.0005
 Precision 1: 688,398.000

Parcel name: Block 1, Lot 4

Line Course: S 00-43-06.0 E Length: 100.000	North: 1700303.107 East: 1686521.902
Line Course: S 89-16-45.0 W Length: 247.798	North: 1700203.115 East: 1686523.156
Line Course: N 00-43-05.9 W Length: 100.000	North: 1700199.997 East: 1686275.377
Line Course: N 89-16-45.0 E Length: 247.798	North: 1700299.989 East: 1686274.124
	North: 1700303.107 East: 1686521.902

Perimeter: 695.595 Area: 24,779 sq.ft. 0.56 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 89-16-54.5 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 695,596,000.000

Parcel name: Block 1, Lot 5

Line Course: S 00-43-06.0 E Length: 100.000	North: 1700403.099 East: 1686520.648
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Line Course: S 89-16-45.0 W Length: 247.798 North: 1700303.107 East: 1686521.902
 Line Course: N 00-43-05.9 W Length: 100.000 North: 1700299.989 East: 1686274.124
 Line Course: N 89-16-45.0 E Length: 247.798 North: 1700399.982 East: 1686272.870
 North: 1700403.099 East: 1686520.649
 Perimeter: 695.595 Area: 24,779 sq.ft. 0.56 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 89-16-54.5 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 695,596,000.000

Parcel name: Block 1, Lot 6

Line Course: S 00-43-06.0 E Length: 100.000 North: 1700503.091 East: 1686519.395
 Line Course: S 89-16-45.0 W Length: 247.798 North: 1700403.099 East: 1686520.648
 Line Course: N 00-43-05.9 W Length: 100.000 North: 1700399.982 East: 1686272.870
 Line Course: N 89-16-45.0 E Length: 247.798 North: 1700499.974 East: 1686271.616
 North: 1700503.091 East: 1686519.395
 Perimeter: 695.595 Area: 24,779 sq.ft. 0.56 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 89-16-54.5 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 695,596,000.000

Parcel name: Block 1, Lot 7

Line Course: S 89-16-45.0 W Length: 247.798 North: 1700503.091 East: 1686519.395
 Line Course: N 00-43-05.9 W Length: 114.507 North: 1700499.974 East: 1686271.616
 Line Course: N 89-16-45.0 E Length: 247.798 North: 1700614.472 East: 1686270.181
 Line Course: S 00-43-06.0 E Length: 114.507 North: 1700617.589 East: 1686517.959
 North: 1700503.091 East: 1686519.395
 Perimeter: 724.609 Area: 28,374 sq.ft. 0.65 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 89-16-54.2 E
 Error North: 0.0000 East: 0.0001
 Precision 1: 724,610,000.000

Parcel name: Block 1, Lot 8

Line Course: S 00-43-06.0 E Length: 155.000	North: 1700864.975 East: 1686547.062
Line Course: S 89-16-45.0 W Length: 280.000	North: 1700709.987 East: 1686549.006
Line Course: N 00-43-05.9 W Length: 338.227	North: 1700706.464 East: 1686269.028
Line Course: N 89-16-21.9 E Length: 280.000	North: 1701044.665 East: 1686264.788
Line Course: S 00-43-06.0 E Length: 183.258	North: 1701048.219 East: 1686544.765
	North: 1700864.975 East: 1686547.063

Perimeter: 1236.485 Area: 94,707 sq.ft. 2.17 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 23-29-29.7 E
 Error North: 0.0004 East: 0.0002
 Precision 1: 1,236,485,000.000

Parcel name: Block 1, Lot 9

Line Course: N 00-43-06.0 W Length: 203.988	North: 1701048.219 East: 1686544.765
Line Course: S 89-17-09.4 W Length: 239.000	North: 1701252.190 East: 1686542.207
Line Course: N 00-43-06.0 W Length: 33.000	North: 1701249.212 East: 1686303.226
Line Course: S 89-17-09.4 W Length: 41.000	North: 1701282.209 East: 1686302.812
Line Course: S 00-43-06.0 E Length: 237.052	North: 1701281.698 East: 1686261.815
Line Course: N 89-16-21.9 E Length: 280.000	North: 1701044.665 East: 1686264.787
	North: 1701048.219 East: 1686544.765

Perimeter: 1034.039 Area: 58,478 sq.ft. 1.34 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 01-01-47.2 W
 Error North: 0.0005 East: -0.0000
 Precision 1: 1,034,040,000.000

Parcel name: Block 1, Lot 10

Line Course: S 89-17-09.4 W Length: 239.000	North: 1701252.190 East: 1686542.207
Line Course: N 00-43-06.0 W Length: 33.000	North: 1701249.212 East: 1686303.226
Line Course: S 89-17-09.4 W Length: 41.000	North: 1701282.209 East: 1686302.812
Line Course: N 00-43-06.0 W Length: 129.000	North: 1701281.698 East: 1686261.816
Line Course: N 89-17-09.4 E Length: 280.000	North: 1701410.688 East: 1686260.198
Line Course: S 00-43-06.0 E Length: 162.000	North: 1701414.177 East: 1686540.176
	North: 1701252.190 East: 1686542.207

Perimeter: 883.999 Area: 44,006 sq.ft. 1.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 90-00-00.0 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 884,000,000.000

Parcel name: Block 1, Lot 11

Line Course: N 89-17-09.4 E Length: 279.782	North: 1701252.190 East: 1686542.207
Line Course: N 00-43-21.5 W Length: 162.000	North: 1701255.677 East: 1686821.968
Line Course: S 89-17-09.4 W Length: 279.770	North: 1701417.664 East: 1686819.925
Line Course: S 00-43-06.0 E Length: 162.000	North: 1701414.177 East: 1686540.176
	North: 1701252.190 East: 1686542.207

Perimeter: 883.552 Area: 45,323 sq.ft. 1.04 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 88-50-06.6 W
 Error North: -0.0000 East: -0.0002
 Precision 1: 883,552,000.000

Parcel name: Block 1, Lot 12

Line Course: N 89-17-09.4 E Length: 279.782	North: 1701252.190 East: 1686542.207
Line Course: S 00-43-21.5 E Length: 203.923	North: 1701255.677 East: 1686821.968
Line Course: S 89-16-21.9 W Length: 279.797	North: 1701051.770 East: 1686824.540

Line Course: N 00-43-06.0 W Length: 203.988

North: 1701048.219 East: 1686544.765

North: 1701252.191 East: 1686542.208

Perimeter: 967.490 Area: 57,064 sq.ft. 1.31 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 29-10-23.3 E

Error North: 0.0006 East: 0.0003

Precision 1: 967,490.000

Parcel name: Block 1, Lot 13

Line Course: N 00-43-06.0 W Length: 183.258

North: 1700864.975 East: 1686547.062

North: 1701048.218 East: 1686544.765

Line Course: N 89-16-21.9 E Length: 279.797

North: 1701051.770 East: 1686824.539

Line Course: N 89-18-58.9 E Length: 152.383

North: 1701053.588 East: 1686976.911

Line Course: S 00-42-56.8 E Length: 183.191

North: 1700870.411 East: 1686979.200

Line Course: S 89-16-45.0 W Length: 432.172

North: 1700864.974 East: 1686547.062

Perimeter: 1230.802 Area: 79,201 sq.ft. 1.81 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 18-16-21.9 W

Error North: -0.0006 East: -0.0002

Precision 1: 1,230,801.000

Parcel name: Block 1, Lot 14

Line Course: S 00-43-06.0 E Length: 155.000

North: 1700864.975 East: 1686547.062

North: 1700709.987 East: 1686549.006

Line Course: N 89-16-45.0 E Length: 27.800

North: 1700710.337 East: 1686576.803

Line Course: S 00-43-06.0 E Length: 45.000

North: 1700665.340 East: 1686577.368

Line Course: N 89-16-45.0 E Length: 404.363

North: 1700670.427 East: 1686981.699

Line Course: N 00-42-56.8 W Length: 200.000

North: 1700870.412 East: 1686979.200

Line Course: S 89-16-45.0 W Length: 432.172

North: 1700864.975 East: 1686547.062

Perimeter: 1264.336 Area: 85,182 sq.ft. 1.95 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 88-51-17.5 W

Error North: -0.0000 East: -0.0001

Precision 1: 1,264,335,000.000

Parcel name: Block 1, Lot 15

Line Course: N 89-16-45.0 E Length: 404.363	North: 1700665.340 East: 1686577.368
Line Course: S 00-42-56.8 E Length: 222.932	North: 1700670.427 East: 1686981.699
Line Course: S 89-16-45.2 W Length: 307.000	North: 1700447.513 East: 1686984.483
Line Course: N 20-45-09.5 W Length: 53.764	North: 1700443.651 East: 1686677.508
Line Course: S 89-16-45.0 W Length: 78.935	North: 1700493.927 East: 1686658.457
Line Course: N 00-43-06.0 W Length: 172.420	North: 1700492.933 East: 1686579.529
	North: 1700665.340 East: 1686577.367

Perimeter: 1239.414 Area: 85,692 sq.ft. 1.96 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 62-30-10.9 W

Error North: -0.0003 East: -0.0006

Precision 1: 1,239,414.000