

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

**CASE NUMBER:** SUB 2005-53 -- REMINGTON PLACE 4TH ADDITION

**OWNER/APPLICANT:** Ron Peake Design Build, Inc., S & P Development, 10314 Bronco, Wichita, KS 67206

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67206

**LOCATION:** South of 21st St. North, East of Webb Road

**SITE SIZE:** 1.76 acres

**NUMBER OF LOTS**

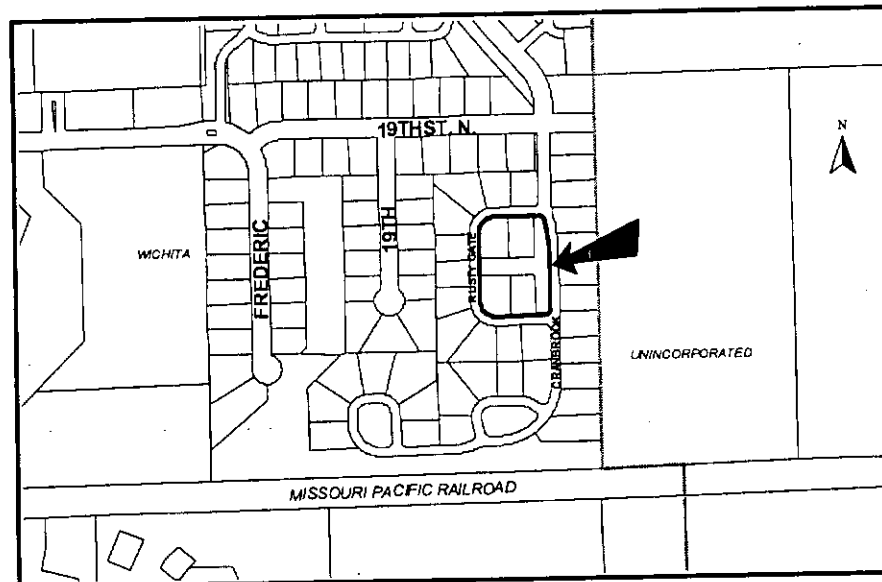
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

**MINIMUM LOT AREA:** 16,213 sq. ft.

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of a portion of Remington Place 3rd Addition which consists of the elimination of Reserve C.

**STAFF COMMENTS:**

- A. The applicant shall contact Debt Management regarding the need for submission of a respread agreement for existing improvements.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. 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."
- D. 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 which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. The parking easements should be located within a Reserve and shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- F. The 15-foot drainage and utility easements should be labeled as "street, drainage and utility easements".
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. 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.)

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- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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.
- S. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

**FINAL BOUNDARY CLOSURE FOR REMINGTON PLACE 4<sup>TH</sup> ADDITION**

PNT. #  
3044 North: 385449.3358 East : 2371106.6641  
Line Course: N89°22'14"E Length: 136.00'  
3070 North: 385450.8301 East : 2371242.6559  
Curve Length: 17.59' Radius: 216.00'  
Delta: 4°39'53" Tangent: 8.80'  
Chord: 17.58' Course: N87°02'17"E  
Course In: N00°37'46"W Course Out: S05°17'40"E  
RP North: 385666.8170 East : 2371240.2827  
3069 End North: 385451.7385 East : 2371260.2136  
Curve Length: 26.41' Radius: 18.00'  
Delta: 84°03'15" Tangent: 16.22'  
Chord: 24.10' Course: S53°16'02"E  
Course In: S05°17'40"E Course Out: N78°45'35"E  
RP North: 385433.8153 East : 2371261.8745  
3068 End North: 385437.3240 East : 2371279.5293  
Curve Length: 132.97' Radius: 718.00'  
Delta: 10°36'39" Tangent: 66.68'  
Chord: 132.78' Course: S05°56'06"E  
Course In: S78°45'35"W Course Out: N89°22'14"E  
RP North: 385297.3682 East : 2370575.3017  
3038 End North: 385305.2570 East : 2371293.2584  
Line Course: S00°37'46"E Length: 170.88'  
3073 North: 385134.3876 East : 2371295.1359  
Curve Length: 28.27' Radius: 18.00'  
Delta: 90°00'00" Tangent: 18.00'  
Chord: 25.46' Course: S44°22'14"W  
Course In: S89°22'14"W Course Out: S00°37'46"E  
RP North: 385134.1898 East : 2371277.1370  
3074 End North: 385116.1909 East : 2371277.3347  
Line Course: S89°22'14"W Length: 167.00'  
3041 North: 385114.3560 East : 2371110.3448  
Curve Length: 78.54' Radius: 50.00'  
Delta: 90°00'00" Tangent: 50.00'  
Chord: 70.71' Course: N45°37'46"W  
Course In: N00°37'46"W Course Out: S89°22'14"W  
RP North: 385164.3530 East : 2371109.7954  
3042 End North: 385163.8037 East : 2371059.7985  
Line Course: N00°37'46"W Length: 235.00'  
3043 North: 385398.7895 East : 2371057.2165  
Curve Length: 78.54' Radius: 50.00'  
Delta: 90°00'00" Tangent: 50.00'  
Chord: 70.71' Course: N44°22'14"E  
Course In: N89°22'14"E Course Out: N00°37'46"W  
RP North: 385399.3388 East : 2371107.2135  
3044 End North: 385449.3358 East : 2371106.6641

Perimeter: 1071.19' Area: 76,826.81 sq. ft. 1.76370 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0000 Course: S22°03'01"E  
Error North: -0.00001 East : 0.00000  
Precision 1: 1,071,194,600.0000