

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-116 -- REMINGTON PLACE THIRD ADDITION

OWNER/APPLICANT: S & P Development, Attn: Sproul Construction, 3500 N. Rock Road,
Wichita, KS 67226

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

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

SITE SIZE: 21 Acres

NUMBER OF LOTS

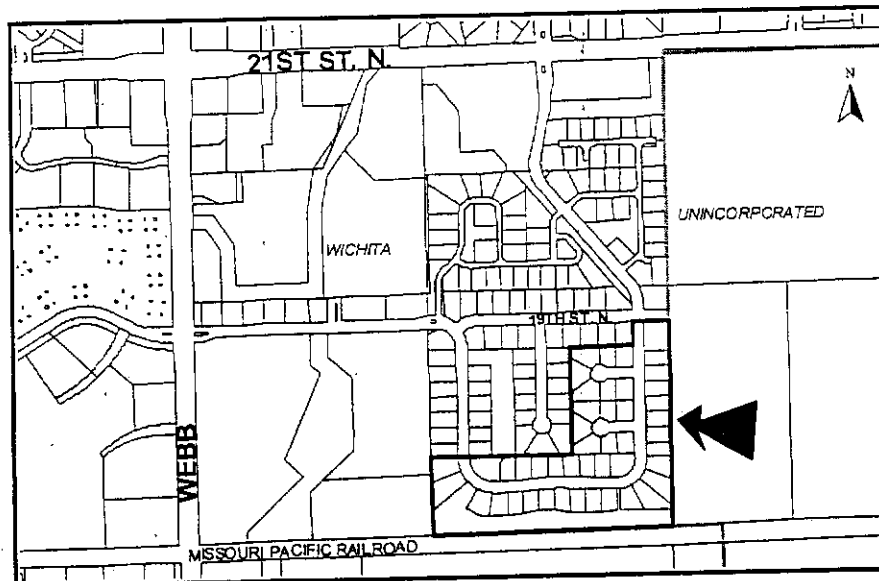
Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Remington Place Addition. The street layout has been revised resulting in five fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- B. The applicant shall contact Debt Management regarding 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. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard.
- F. 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.
- G. 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."
- H. 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.
- I. Traffic Engineering needs to comment on the parking easements within the Reserves. The Subdivision Regulations requires such easements to be at least 20-feet deep and no wider than 50 feet. The parking easements 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.
- J. 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.

- K. 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.
- L. City Fire Department needs to comment on the street length of Cranbrook (1,750 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. MAPD recommends a street stub extending to the east.
- M. 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.
- N. The Subdivision Regulations permit a 20-ft setback along 32-ft streets. However, if not platted the standard 25-ft setback as specified in the Zoning Code will apply.
- O. GIS needs to comment on the plat's street names. Rockhill and Chelsea need to be replaced with a new street name. Cranbrook Court needs to be replaced with Cranbrook Cir.
- P. 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.
- 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

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 REMINGTON PLACE 3RD

PNT. #

3127	North: 384564.2520	East : 2370145.0930
	Line Course: N00°45'53"W Length: 431.90'	
6163	North: 384996.1135	East : 2370139.3286
	Line Course: N89°22'14"E Length: 312.56'	
5008	North: 384999.5472	East : 2370451.8698
	Line Course: S87°07'28"E Length: 88.86'	
5003	North: 384995.0894	East : 2370540.6179
	Line Course: N89°22'14"E Length: 369.00'	
6200	North: 384999.1431	East : 2370909.5956
	Line Course: N00°37'46"W Length: 600.00'	
6190	North: 385599.1069	East : 2370903.0042
	Line Course: N89°22'14"E Length: 345.00'	
6179	North: 385602.8969	East : 2371247.9834
	Line Course: N00°37'46"W Length: 130.00'	
3126	North: 385732.8891	East : 2371246.5553
	Line Course: N89°22'14"E Length: 204.00'	
3104	North: 385735.1302	East : 2371450.5430
	Line Course: S00°37'46"E Length: 1146.54'	
7098	North: 384588.6594	East : 2371463.1385
	Line Course: S88°56'21"W Length: 1318.27'	
3127	North: 384564.2529	East : 2370145.0944

Perimeter: 4946.14' Area: 913,719 sq. ft. 20.98 acres

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