

**STAFF REPORT**  
**(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2002-98 – REMINGTON PLACE 2ND ADDITION

**OWNER/APPLICANT:** Ron Peake Design-Build, Inc., 1700 Tamarisk, Wichita, KS 67230

**SURVEYOR/ENGINEER:** PEC, 303 S. Topeka, Wichita, KS 67202

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

**SITE SIZE:** 9.16 acres

**NUMBER OF LOTS**

Residential:	15
Office:	1
Commercial:	
Industrial:	
Total:	<u>16</u>

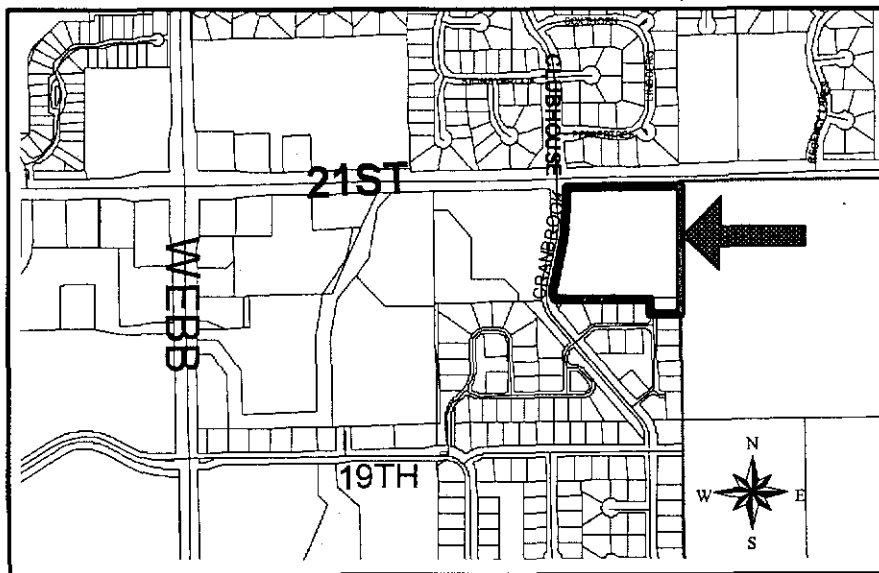
**MINIMUM LOT AREA:** 9,360 sq. ft.

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

**PROPOSED ZONING:** NO, Neighborhood Office

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**VICINITY MAP**



**SUB 2002-98 – One-Step Final Plat of REMINGTON PLACE SECOND ADDITION  
October 3, 2002 - Page 2**

**NOTE:** This is an unplatted site located within the City in addition to a replat of a portion of Remington Place Addition. The site has been approved for a zone change (ZON 2001-44) from SF-5, Single-Family Residential to NO, Neighborhood Office. The applicant proposes an office use for Lot 1, Block 1 and residential uses for the remainder of the property.

**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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions 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. The plat proposes one access opening along 21st St. North. **Traffic Engineering** requests that this opening be relocated 25 feet to the east in order to allow for full turning movements. MAPD requests that complete access control to Lots 11 and 12 be dedicated along Cranbrook.
- E. 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.
- F. 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.
- G. 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.
- H. The plat's text shall note the dedication of the streets to and for the use of the public.
- I. The applicant shall guarantee the paving of the proposed interior streets.
- J. 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.
- K. 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.

- L. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- M. 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.
- N. Due to the 32-ft streets, a zone change to SF-5, Single-Family District is needed for the lots abutting this street. In the alternative, a restrictive covenant is needed limiting these lots to single-family uses.
- O. GIS has requested a new street name for Remington.
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.

**SUB 2002-98 – One-Step Final Plat of REMINGTON PLACE SECOND ADDITION**  
**October 3, 2002 - Page 4**

- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



Professional Engineering Consultants, P.A.

October 17, 2005

Mr. Jim Armour, P.E.  
City of Wichita  
Public Works-Engineering  
City Hall-7<sup>th</sup> Floor  
455 N. Main  
Wichita, KS 67202

Reference: Remington Place – Phase 2  
City of Wichita No. 468-83253  
PEC Project No. 32-02398-042

Mr. Armour:

We have reviewed the letter dated September 20, 2005, from McCa Construction, Inc. This letter addresses the fact that a leak is occurring, in the easternmost weir, between the top course of rock and the concrete weir. A field review of the site occurred on October 7, 2005, by the writer. At the time of this field review seepage was visible north of the weir running on a ledge of rock approximately 2'-4" below the "static pool" rock ledge of the middle pond. The upstream source appears to be at the north face of the spillway structure between stones grouted to the structure and stones placed on the face of the berm. The plans call for a "stepped" construction that would provide a cut off wall extending 4-5' either side of the weir opening. With the wall constructed more vertically, the cut off does not extend past the limit of stone on the face of the berm. A combination of voids within the embankment and the non-grouted stone backed with a gravel lining has allowed the leakage to occur and progress to an intolerable extent. Our belief is that minor repair to the weir will eliminate the problem.

The letter from McCa stated that repairs had been made to the weir, at our direction. This is misleading. Repairs were made to the south side of the weir to rectify a similar problem. While we directed that repairs were necessary, we did not propose the method of repair.

We do not agree that the weir was constructed as designed, specifically as it relates to the position of the cut off wall and the facing stone interface.

If we can be of any additional help please do not hesitate to contact either myself or Brent Remsberg.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard A. Schlitt, P.E.  
Chief Bridge Engineer

RAS/tac

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Chris ✓  
Doug ✓  
Janza  
Schaller

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NOV 02 2005  
CITY - ENGINEERING



November 1, 2005

To: James L Armour, P.E.

Re: Remington Place-Phase 2 City Project

Dear Mr. Armour,

In regards to the letter Cecil Ward received, about the pond leaking on the above-mentioned project, Ritchie Paving would like to have a meeting with all parties involved. We would like representatives from the city of Wichita, P.E.C, Mies Construction, and MCCA to attend. We need to discuss what needs to be done to correct the problem. Please contact Cecil Ward (316-734-3143) for the time of the meeting.

Sincerely,

Michael Roudybush  
Estimator

Cc: ✓ Steve Lawler  
OK - Earl Mies (Mies Construction) - 945-7227  
OK - Ron McCune (MCCA) - 734-6560 - ron.mccune@mcca.com  
OK - Brent Remsburg (PEC) - 262-2691

Maxie

Set for 11-15 = 3:30  
8th floor NW conf Room



Post Office Box 7717  
Wichita, Kansas 67277-7717  
316-462-0200  
FAX 316-462-0201



#33331P

CC:SL

COPY

**Department of Public Works**

October 26, 2005

Cecil Ward  
Ritchie Corporation  
2872 N Ridge Road  
Wichita, Ks 67205

Subject: Remington Place-Phase 2 City Project

Dear Mr. Ward:

I have asked Professional Engineering Consultants (PEC), to review the problem associated with the pond leaking in Remington Place. PEC did the design and also the inspection. Enclosed is the response from PEC. In essence it states that the weir was not constructed as designed. If this is indeed the case, then it would be your company's responsibility to make the necessary corrections. Please plan to coordinate the work with Larry Schaller of my staff as well as PEC. Please call if you have any questions or concerns.

Sincerely,

James L. Armour, P.E.  
City Engineer  
City of Wichita

Enclosure (1)

Cc: Earl Mies  
Ron McCune  
Brent Remsberg  
Chris Carrier

**Engineering Division**

City Hall • 7th Floor • 455 North Main • Wichita, Kansas 67202-1620

T 316.268.4501 F 316.268.4114

[www.wichitagov.org](http://www.wichitagov.org)



Professional Engineering Consultants, P.A.

October 17, 2005

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City of Wichita  
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City Hall-7<sup>th</sup> Floor  
455 N. Main  
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Reference: Remington Place – Phase 2  
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PEC Project No. 32-02398-042

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The letter from McCa stated that repairs had been made to the weir, at our direction. This is misleading. Repairs were made to the south side of the weir to rectify a similar problem. While we directed that repairs were necessary, we did not propose the method of repair.

We do not agree that the weir was constructed as designed, specifically as it relates to the position of the cut off wall and the facing stone interface.

If we can be of any additional help please do not hesitate to contact either myself or Brent Remsberg.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard A. Schlitt, P.E.  
Chief Bridge Engineer

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OCT 18 2005

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FINAL BOUNDARY CLOSURE FOR REMINGTON PLACE 2<sup>ND</sup> ADDITION

PNT#

2000 North: 387191.0780 East : 2371434.5473  
Line Course: S 00°37'46" E Length: 686.52'

2001 North: 386504.5994 East : 2371442.0891  
Line Course: S 89°22'14" W Length: 162.00'

2002 North: 386502.8197 East : 2371280.0989  
Line Course: N 00°37'46" W Length: 85.00'

2003 North: 386587.8146 East : 2371279.1651  
Line Course: S 88°49'59" W Length: 519.46'

2004 North: 386577.2355 East : 2370759.8129  
Curve Length: 76.22' Radius: 168.00'  
Delta: 25°59'37" Tangent: 38.78'  
Chord: 75.57' Course: N 01°52'16" W  
Course In: N 75°07'56" E Course Out: N 78°52'27" W  
RP North: 386620.3425 East : 2370922.1883

2005 North: 386652.7605 East : 2370757.3457  
Line Course: N 11°07'33" E Length: 261.99'

2006 North: 386909.8266 East : 2370807.9005  
Curve Length: 72.73' Radius: 339.00'  
Delta: 12°17'34" Tangent: 36.51'  
Chord: 72.59' Course: N 04°58'46" E  
Course In: N 78°52'27" W Course Out: N 88°49'59" E  
RP North: 386975.2415 East : 2370475.2717

2007 North: 386982.1455 East : 2370814.2014  
Line Course: N 01°10'01" W Length: 6.25'

2008 North: 386988.3942 East : 2370814.0741  
Line Course: N 08°03'47" E Length: 81.05'

2009 North: 387068.6429 East : 2370825.4424  
Line Course: N 01°10'01" W Length: 110.00'

2010 North: 387178.6201 East : 2370823.2022  
Line Course: N 88°49'59" E Length: 611.47'

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Perimeter: 2672.71 Area: 399,222 sq. ft. 9.16 acres

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