

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

**CASE NUMBER:** SUB 2001-04 -- REMINGTON PLACE ADDITION

**OWNER/APPLICANT:** Covenant Development Corporation, Attn: Stephen R. Dawson, 5101 N. Francisco, Chicago, IL 60625; Ron Peake, 1700 Tamarisk, Wichita, KS 67230

**SURVEYOR/ENGINEER:** PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** East of Webb, South side of 21<sup>st</sup> St. North

**SITE SIZE:** 72.15 Acres

**NUMBER OF LOTS**

Residential:	139
Office:	
Commercial:	2
Industrial:	
Total:	141

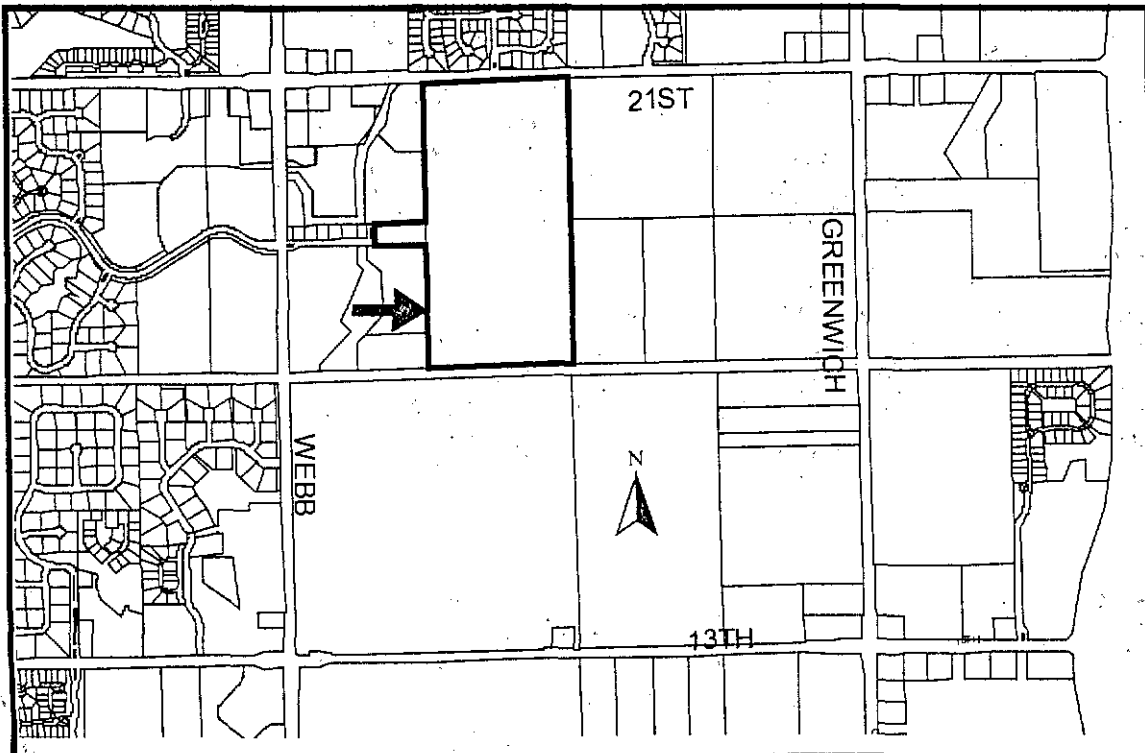
**MINIMUM LOT AREA:** 9,750 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential; SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-6, Single-Family Residential; NO, Neighborhood Office

*Proposed SS  
Layout  
Min Pad for  
Lots adjacent  
to proposed Ponds*

**VICINITY MAP**



*M-24  
W/S*

**Note:** This site is located in the County adjoining the City of Wichita and annexation will be required. A zone change (ZON 2000-61) has been requested for Lots 17 and 18, Block 1 from SF-6, Single-Family Residential to NO, Neighborhood Office.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. City Engineering needs to comment on the need for any additional guarantees or easements. \_\_
- D. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage plan.
- G. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along 21<sup>st</sup> St. North.
- H. The off-site utility and drainage easement will need to be established by separate instrument.
- I. The off site wall easement will need to be established by separate instrument.
- 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 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.
- L. The wall easements should be referenced in the plat's text.
- M. 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.

- N. The pipeline easements should be denoted on the final plat tracing.
- O. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of urban scale lots. It is recommended that the pipeline easement in Lot 22, Block 3, and in Lot 1, Block 6, be included within a Reserve.
- P. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of the 64-ft through street.
- Q. 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.
- R. 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.
- S. The City Fire Department should comment on the plat's street names
- T. 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 or 58-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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.

- Z. 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.
  
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
  
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  
- CC. 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.
  
- DD. 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, PA.**

303 S. TOPEKA ■ WICHITA, KANSAS 67202 ■ 316-262-2691 ■ FAX 316-262-3003 ■ www.pec1.com ■ designers@pec1.com

# LETTER OF TRANSMITTAL

TO: City of Wichita  
City Engineer  
455 N. Main  
Wichita, KS 67202

PROJECT NO.: 36-00479-2090  
PROJECT: Remington Place

ATTENTION: Michael Lindebak, P.E.

DATE: September 9, 2002

WE ARE SENDING YOU:  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	09/05/02		Certificate of Correction and Affidavit to above mentioned Plat

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval
- For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution
- As requested  Returned for corrections  \_\_\_\_\_ corrected prints
- For review and comment  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED  
SEP 12 2002  
CITY - ENGINEERING

COPY TO: File

SIGNED Josh Sullard

If enclosures are not as noted, kindly notify us at once.



**CERTIFICATE OF CORRECTION TO DISTANCES  
IN REMINGTON PLACE, AN ADDITION TO  
WICHITA, SEDGWICK COUNTY, KANSAS**

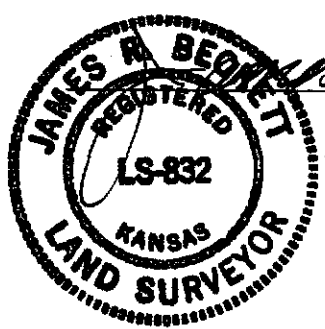
STATE OF KANSAS            )  
  )SS  
COUNTY OF SEDGWICK )

We, Professional Engineering Consultants, P.A., Engineers and Surveyors in aforesaid State and County do hereby state that there are seven typographical errors in the Plat of Remington Place, an Addition to Sedgwick County, Kansas, which should be changed to the correct values as follows:

<u>Error Number</u>	<u>Lot</u>	<u>Block</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
1	29	7	131.96'	132.12'
2	30	7	127.26'	127.42'
3	31	7	122.55'	122.71'
4	32	7	121.52'	121.68'
5	33	7	124.68'	124.84'
6	34	7	127.86'	128.02'
7	35	7	131.04'	131.19'

Date 9/9/02

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



*James R. Beckett*  
James R. Beckett, R.L.S. No. 832



AFFIDAVIT

STATE OF KANSAS )  
 )SS  
COUNTY OF SEDGWICK )

Neil D. Cable, P.E., City Engineer for the City of Wichita, Kansas, Being first duly sworn, on oath states:

I have examined the final plat of Reminton Place, an Addition to Wichita, Sedgwick County, Kansas, and have found that there are seven typographical errors on said plat as follows:

<u>Error Number</u>	<u>Lot</u>	<u>Block</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
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FURTHER AFFIANT SAITH NAUGHT.

CITY OF WICHITA

*Neil D. Cable*

Neil D. Cable, P.E. City Engineer

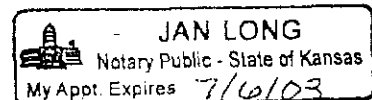
Dated this 16<sup>th</sup> day of SEPTEMBER, 2002.

STATE OF KANSAS )  
 )SS  
COUNTY OF SEDGWICK )

This instrument was acknowledged before me on Sep. 16, 2002, by Neil D. Cable as City Engineer of the City of Wichita, Kansas.

*Jan Long*, Notary Public

My Appointment Expires: July 6, 2003







**P**rofessional **E**ngineering **C**onsultants, P.A.

303 S. TOPEKA • WICHITA, KANSAS 67202 • 316-262-2691 • FAX 316-262-3003 • www.pec1.com • designers@pec1.com

# LETTER OF TRANSMITTAL

TO: City Hall  
7<sup>th</sup> Floor  
455 N. Main  
Wichita, KS 67202

PROJECT NO.: 00479-001-2090  
PROJECT: Remington Place Addition

ATTENTION: Neil Cable, P.E. City Engineer

DATE: 8-5-03

WE ARE SENDING YOU:  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	8-5-03	1	Certificate of Correction to Dimensions on the Plat of Remington Place

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Please review, sign, and return the attached affidavit of corrections. Let me know if you have any questions, comments or problems.  
Thank You!  
Josh Sullard

RECEIVED

AUG 8 2003

CITY - ENGINEERING

COPY TO: File

SIGNED Josh Sullard

If enclosures are not as noted, kindly notify us at once.



**CERTIFICATE OF CORRECTION TO DISTANCES  
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WICHITA, SEDGWICK COUNTY, KANSAS**

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  )SS  
COUNTY OF SEDGWICK )

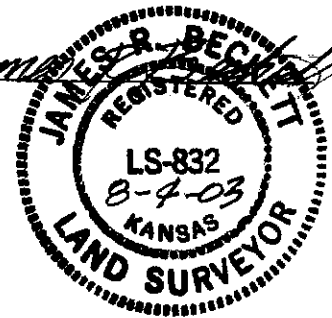
We, Professional Engineering Consultants, P.A., Engineers and Surveyors in aforesaid State and County do hereby state that there are five typographical errors in the Plat of Remington Place, an Addition to Wichita, Sedgwick County, Kansas, which should be changed to their correct values as follows:

<u>Number</u>	<u>Lot</u>	<u>Block</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
1	13	4	28.48'	28.47'
2	13	4	41.27'	41.28'
3	13	4	15.39'	14.69'
4	13	4	$\Delta=81^{\circ}35'56''$	$\Delta=81^{\circ}32'56''$
5	13	4	$\Delta=42^{\circ}13'16''$	$\Delta=42^{\circ}14'20''$

Date 8/4/03

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

James R. Beckett, R.L.S. No. 832





AFFIDAVIT

STATE OF KANSAS )  
 )SS  
COUNTY OF SEDGWICK )

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FURTHER AFFIANT SAITH NAUGHT.

CITY OF WICHITA

*Neil D. Cable*

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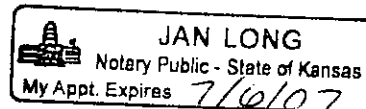
Dated this 8<sup>th</sup> day of AUGUST, 2003.

STATE OF KANSAS )  
 )SS  
COUNTY OF SEDGWICK )

This instrument was acknowledged before me on August 8, 2003, 2003, by Neil D. Cable as City Engineer of the City of Wichita, Kansas.

Jean Long, Notary Public

My Appointment Expires: 7/6/07





**FINAL BOUNDARY CLOSURE FOR  
REMINGTON PLACE**

966	North: 389797.4505	East : 2371126.5256
	Line Course: S 00-37-46 E Length: 2002.58'	
305	North: 387794.9933	East : 2371148.5281
	Line Course: S 88-56-21 W Length: 1318.27'	
310	North: 387770.5883	East : 2369830.4791
	Line Course: N 00-45-53 W Length: 1145.44'	
554	North: 388915.9299	East : 2369815.1914
	Line Course: S 89-05-52 W Length: 461.02'	
562	North: 388908.6709	East : 2369354.2304
	Line Course: N 00-54-08 W Length: 196.92'	
561	North: 389105.5657	East : 2369351.1298
	Line Course: N 88-53-29 E Length: 461.50'	
557	North: 389114.4945	East : 2369812.5410
	Line Course: N 00-45-53 W Length: 1256.06'	
967	North: 390370.4412	East : 2369795.7770
	Line Course: N 88-49-59 E Length: 712.96'	
801	North: 390384.9611	East : 2370508.5869
	Line Course: S 01-10-01 E Length: 110.00'	
803	North: 390274.9839	East : 2370510.8272
	Line Course: S 08-03-47 W Length: 81.05'	
805	North: 390194.7358	East : 2370499.4591
	Line Course: S 01-10-01 E Length: 6.25'	
809	North: 390188.4825	East : 2370499.5865
	Curve Length: 72.73'	Radius: 339.00'
	Delta: 12-17-34	Tangent: 36.51'
	Chord: 72.59'	Course: S 04-58-46 W
	Course In: S 88-49-59 W	Course Out: S 78-52-27 E
	RP North: 390181.5785	East : 2370160.6568
810	End North: 390116.1634	East : 2370493.2855



Line Course: S 11-07-33 W Length: 261.99'

815	North: 389859.0971	East : 2370442.7306
	Curve Length: 76.22'	Radius: 168.00'
	Delta: -25-59-37	Tangent: 38.78'
	Chord: 75.57	Course: S 01-52-16 E
	Course In: S 78-52-27 E	Course Out: S 75-07-56 W
	RP North: 389826.6790	East : 2370607.5732
817	End North: 389783.5718	East : 2370445.1978

Line Course: N 88-49-59 E Length: 681.47'

966	North: 389797.4505	East : 2371126.5256
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Perimeter: 8844.46' Area: 3,143,067 sq.ft. 72.15 acres

