

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-39 -- CARRIAGE OAKS ADDITION

OWNER/APPLICANT: Slawson Commercial Properties, LLC, 727 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/AGENT: Professional Engineering Consultants, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: West of Greenwich, South side of 21st St. North (District II)

SITE SIZE: 33.6 acres

NUMBER OF LOTS

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	<u>47</u>

MINIMUM LOT AREA: 14,000 square feet

CURRENT ZONING: GO General Office, LC Limited Commercial

PROPOSED ZONING: SF-5 Single-family Residential

VICINITY MAP



SUB 2009-39 -- One-Step Final Plat of CARRIAGE OAKS ADDITION
June 11, 2009 - Page 2

NOTE: This is a replat of a portion of the Oak Creek 2nd Addition. The site has been approved for a zone change (ZON 2009-14) from GO General Office and LC Limited Commercial to SF-5 Single-family Residential. This site is also contained within the Oak Creek Community Unit Plan (DP-274).

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department requests a petition for extension of water (transmission and distribution mains) and sewer (mains and laterals) to all lots being platted.
- 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 Stormwater Engineering requests a drainage plan.
- D. The Applicant shall guarantee the paving of the proposed streets.
- E. 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.
- F. The parking easements located within the reserves 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.
- 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. 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.
- J. The applicant shall submit a covenant that provides four (4) off-street parking spaces per lot that 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.
- K. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- L. The Applicant needs to request a CUP adjustment/amendment as the CUP parcel boundaries do not correspond with the area being platted, and single-family residential uses need to be added as a permitted use.
- M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- N. GIS has requested the street name Chateau be replaced with Veranda.
- O. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (50 feet). Lot 4, Block 1 does not appear to meet this 25-foot frontage requirement.
- P. The final plat tracing shall indicate the 20-foot required pipeline setback provided for in the pipeline easement agreement is a pipeline setback.
- Q. The plat indicates a blanket pipeline easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.

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- R. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the southwest portion of the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- S. 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.
- T. 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.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. 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.
- W. 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.
- X. 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 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. 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.
- AA. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD should be provided. 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.

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Residential:	47
Office:	
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Total:	<u>47</u>

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June 25, 2009 - Page 2

NOTE: This is a replat of a portion of the Oak Creek 2nd Addition. The site has been approved for a zone change (ZON 2009-14) from GO General Office and LC Limited Commercial to SF-5 Single-family Residential. This site is also contained within the Oak Creek Community Unit Plan (DP-274).

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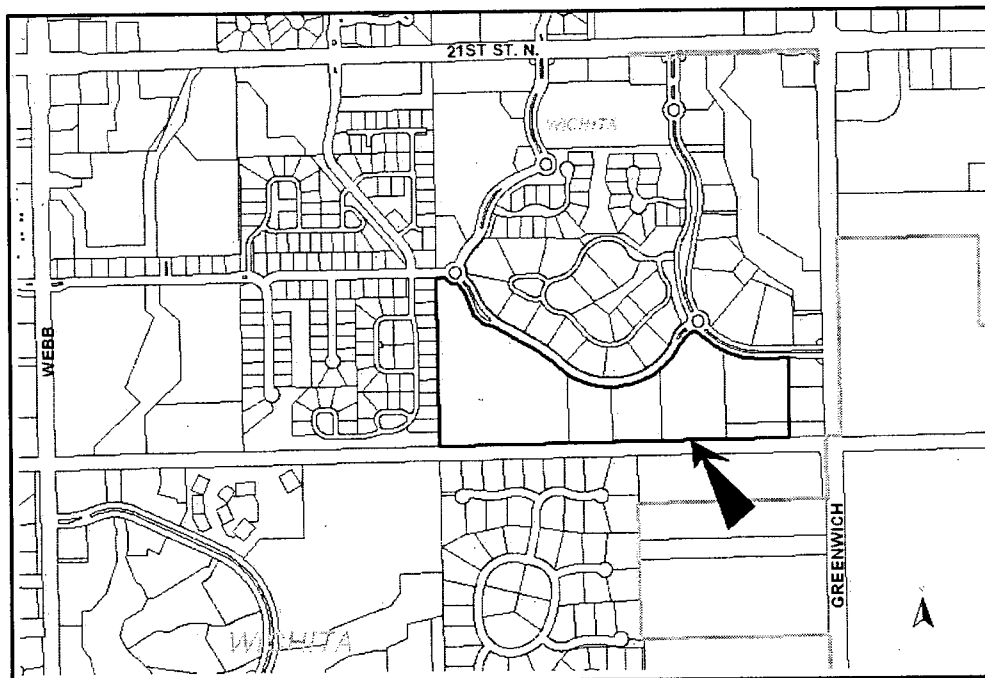
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303 S. TOPEKA ■ WICHITA, KANSAS 67202 ■ 316-262-2691 ■ FAX 316-262-3003 ■ www.pec1.com ■ designers@pec1.com

LETTER OF TRANSMITTAL

TO: MAPD
455 N. Main
Wichita, Ks. 67202

PROJECT NO.: 36-09223-5526
PROJECT: Carriage Oaks Addition

ATTENTION: Cheryl Holloway

DATE: 8/18/09

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
2 ea.			Boundary closures and bubble maps

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:

COPY TO: file

SIGNED Rob Hartman

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

BOUNDARY CLOSURE FOR CARRIAGE OAKS
(36-09223-5526)
(AUGUST 17, 2009)

PNT.#

108 North: 384588.6570 East: 2371463.1420
Line Course: N 00-37-46 W Length: 1146.5435

171 North: 385735.1313 East: 2371450.5465
Line Course: N 89-22-14 E Length: 61.2616

658 North: 385735.8043 East: 2371511.8044
Curve Length: 96.4760 Radius: 75.0000
Delta: 73-42-08 Tangent: 56.2116
Chord: 89.9607 Course: S 62-44-13 E
Course In: N 64-06-51 E Course Out: S 09-35-17 E
RP North: 385768.5478 East: 2371579.2793

659 End North: 385694.5955 East: 2371591.7715

Line Course: S 40-55-13 E Length: 20.9375
660 North: 385678.7746 East: 2371605.4858

Curve Length: 90.7974 Radius: 261.0000
Delta: 19-55-56 Tangent: 45.8621
Chord: 90.3402 Course: S 30-57-15 E
Course In: S 49-04-47 W Course Out: N 69-00-43 E
RP North: 385507.8175 East: 2371408.2685
662 End North: 385601.3007 East: 2371651.9525

Line Course: S 20-59-17 E Length: 91.4934
663 North: 385515.8774 East: 2371684.7230

Curve Length: 156.0086 Radius: 185.0000
Delta: 48-19-01 Tangent: 82.9812
Chord: 151.4269 Course: S 45-08-47 E
Course In: N 69-00-43 E Course Out: S 20-41-42 W
RP North: 385582.1395 East: 2371857.4492
4167 End North: 385409.0766 East: 2371792.0714

Line Course: S 70-52-35 E Length: 14.0940
4166 North: 385404.4593 East: 2371805.3877

Curve Length: 73.1894 Radius: 400.0000
Delta: 10-29-01 Tangent: 36.6966
Chord: 73.0863 Course: S 65-38-04 E

Course In: S 19-07-25 W Course Out: N 29-36-26 E
RP North: 385026.5337 East: 2371674.3447
643 End North: 385374.3068 East: 2371871.9653

Line Course: S 60-23-34 E Length: 245.5962
667 North: 385252.9696 East: 2372085.4947

Curve Length: 217.9392 Radius: 942.0000
Delta: 13-15-21 Tangent: 109.4587
Chord: 217.4542 Course: S 53-45-53 E
Course In: S 29-36-26 W Course Out: N 42-51-47 E
RP North: 384433.9641 East: 2371620.0982
669 End North: 385124.4328 East: 2372260.8922

Curve Length: 894.1420 Radius: 529.0000
Delta: 96-50-39 Tangent: 596.2891
Chord: 791.4407 Course: N 84-26-28 E
Course In: N 42-51-47 E Course Out: S 53-58-52 E
RP North: 385512.1801 East: 2372620.7436
671 End North: 385201.1007 East: 2373048.6110

Line Course: N 36-01-08 E Length: 129.3484
672 North: 385305.7206 East: 2373124.6746

Curve Length: 43.2278 Radius: 108.0000
Delta: 22-55-59 Tangent: 21.9072
Chord: 42.9398 Course: N 47-29-08 E
Course In: S 53-58-52 E Course Out: N 31-02-53 W
RP North: 385242.2110 East: 2373212.0275
674 End North: 385334.7384 East: 2373156.3258

Curve Length: 37.4827 Radius: 1092.0000
Delta: 1-58-00 Tangent: 18.7430
Chord: 37.4805 Course: N 57-58-07 E
Course In: N 31-02-53 W Course Out: S 33-00-53 E
RP North: 386270.2931 East : 2372593.1193
128 End North: 385354.6176 East: 2373188.1005

Curve Length: 34.1321 Radius: 75.0000
Delta: 26-04-30 Tangent: 17.3668
Chord: 33.8382 Course: S 81-32-48 E
Course In: N 21-29-27 E Course Out: S 04-35-03 E
RP North: 385424.4034 East: 2373215.5769
129 End North: 385349.6433 East: 2373221.5711

Curve Length: 461.3803 Radius: 542.0000

Delta: 48-46-24
Chord: 447.5771
Course In: N 48-00-27 E
RP North: 385712.2593

Tangent: 245.7111
Course: S 66-22-45 E
Course Out: S 00-45-57 E
East: 2373624.4031

148 End North: 385170.3078 East: 2373631.6474

Line Course: N 89-14-03 E Length: 188.5874
4000 North: 385172.8284 East: 2373820.2180

Line Course: S 00-45-57 E Length: 539.3601
4008 North: 384633.5165 East: 2373827.4270

Line Course: S 88-54-47 W Length: 2364.7100
108 North: 384588.6588 East: 2371463.1425

Perimeter: 6906.7082 Area: 1,463,392 sq. ft. 33.59 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0019 Course: N 16-18-37 E

Error North: 0.00183 East: 0.00053

Precision 1: 3,635,109.2632