

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 17

January 8, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-101 - L & L VAN LINES

OWNER/APPLICANT: L & L Van Lines Inc., Attn: Wayne R. Jones, 2525 E.
36th Circle North, Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis,
Wichita, KS 67211

LOCATION: West of Hillside, South of 37th Street North

SITE SIZE: 5 acres

NUMBER OF LOTS

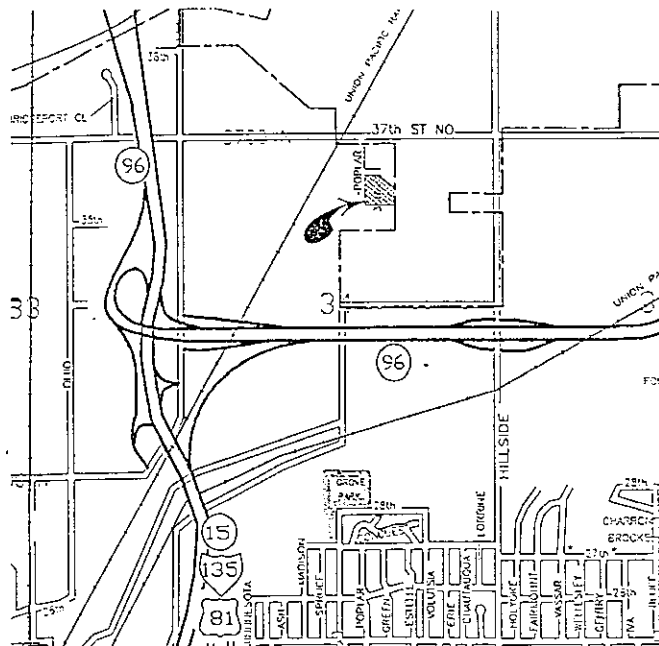
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services.
- 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 concept.
- D. 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.)
- E. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on the property to verify that the pipeline easement as shown is sufficient, and that utilities may be located adjacent to and within the easement. The final plat shall indicate that the building setback line from the pipeline is a Building Setback Line for the Continental Pipeline. The setback on the preliminary plat labeled as 35 feet measures 25 feet.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. 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.

- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

February 5, 1998

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-101 - L & L VAN LINES

OWNER/APPLICANT: L & L Van Lines Inc., Attn: Wayne R. Jones,
2525 E. 36th Circle North, Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer,
315 Ellis, Wichita, KS 67211

LOCATION: West of Hillside, South of 37th Street North

SITE SIZE: 5 acres

NUMBER OF LOTS

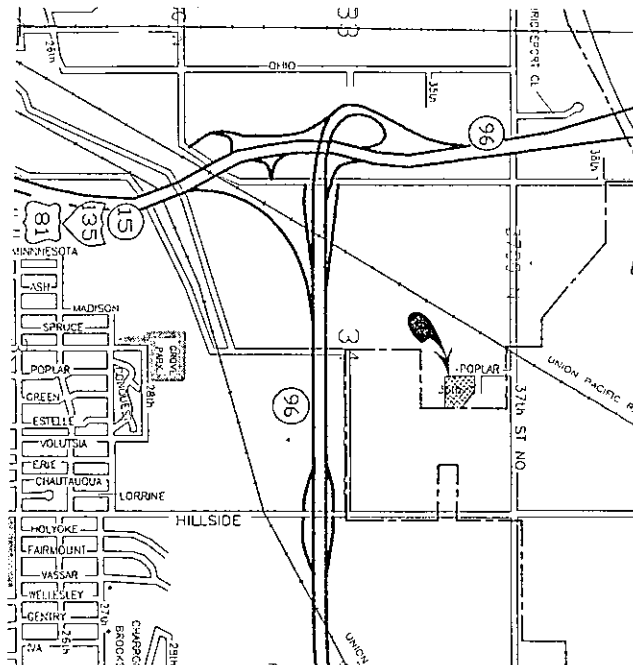
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Notes: This is a replat of a portion of the Northridge Industrial Park.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if guarantees are required for municipal services. **A guarantee for water line extension to the southern line is needed. An affidavit will be submitted by the applicant to participate in the future extension of permanent pavement.**
- 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 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.)
- E. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on the property to verify that the pipeline easement as shown is sufficient, and that utilities may be located adjacent to and within the easement.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. 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.

- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- N. The name of the property owner, "L & L Van Lines, Inc." shall be included above the appropriate signature line on the plat's text.
- O. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- P. The final plat tracing shall reference a tie point to the section corner.

CLOSURE - L+L VAN LINES ADD.

L001

1			N	5000.000	E	5000.000	S	0+00
	N 01-23'15.0"E	449.680						
PC1			N	5449.548	E	5010.889	S	4+49.680
	R = 35.000	L = 55.311			DEL = + 90-32'45.0"			
	T = 35.335	LC = 49.733			N 46-39'37.5"E			
PT1			N	5483.681	E	5047.059	S	5+04.991
	S 88-04'00.0"E	163.000						
PC2			N	5478.182	E	5209.966	S	6+67.991
	R = 75.000	L = 82.087			DEL = - 62-42'36.0"			
	T = 45.699	LC = 78.051			S 57-13'42.0"E			
PT2			N	5435.933	E	5275.594	S	7+50.079
	null distance and bearing							
PC3			N	5435.933	E	5275.594	S	7+50.079
	R = 75.000	L = 30.925			DEL = - 23-37'30.0"			
	T = 15.685	LC = 30.706			N 79-31'29.0"E			
PT3			N	5441.516	E	5305.789	S	7+81.004
	S 01-24'54.0"W	39.300						
10			N	5402.228	E	5304.818	S	8+20.304
	S 49-18'57.0"E	325.010						
11			N	5190.358	E	5551.278	S	11+45.314
	S 00-03'31.0"W	48.870						
12			N	5141.488	E	5551.228	S	11+94.184
	S 00-00'06.0"E	160.100						
13			N	4981.388	E	5551.233	S	13+54.284
	N 88-03'58.1"W	551.547						
1			N	5000.000	E	5000.000	S	19+05.831
LENGTH=	1905.831	AREA=		218395.967	SF			5.014 ACRES