

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-25 -- AARON GOODWIN ADDITION

OWNER/APPLICANT: Ronald A. and Michelle L. Goodwin, 1716 S. Richmond, Wichita, KS 67213

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211

LOCATION: North side of 25th St. North, East of Broadway

SITE SIZE: 2.45 Acres

NUMBER OF LOTS

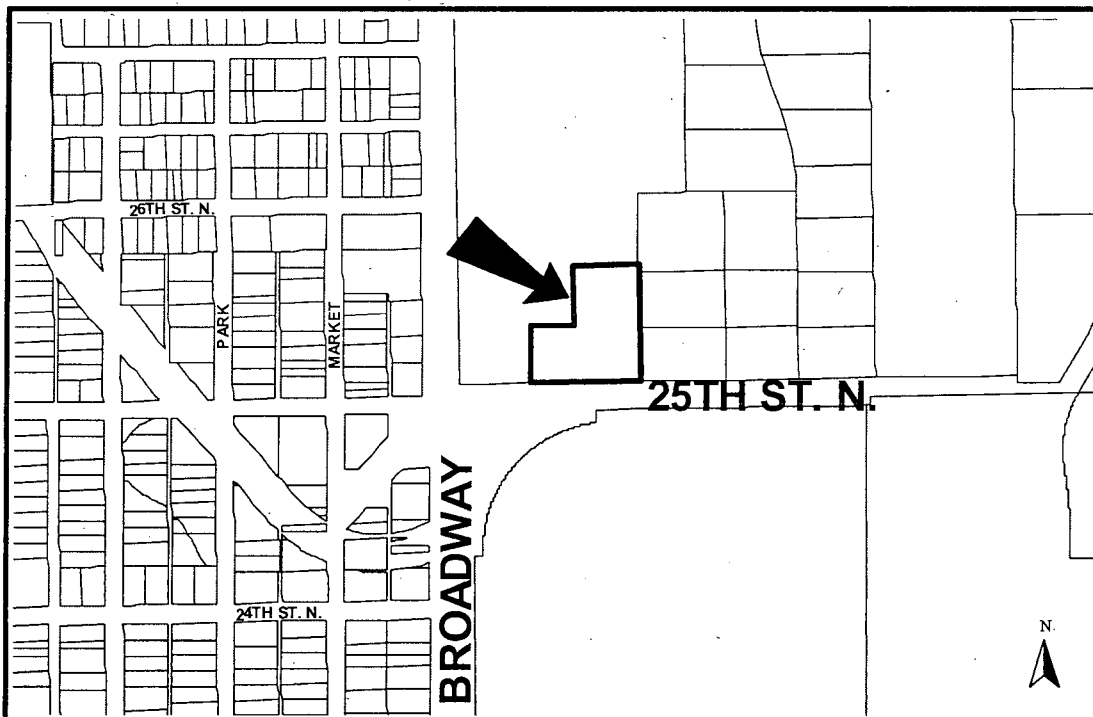
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 2.45 Acres

CURRENT ZONING: G1, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



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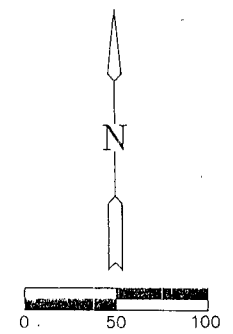
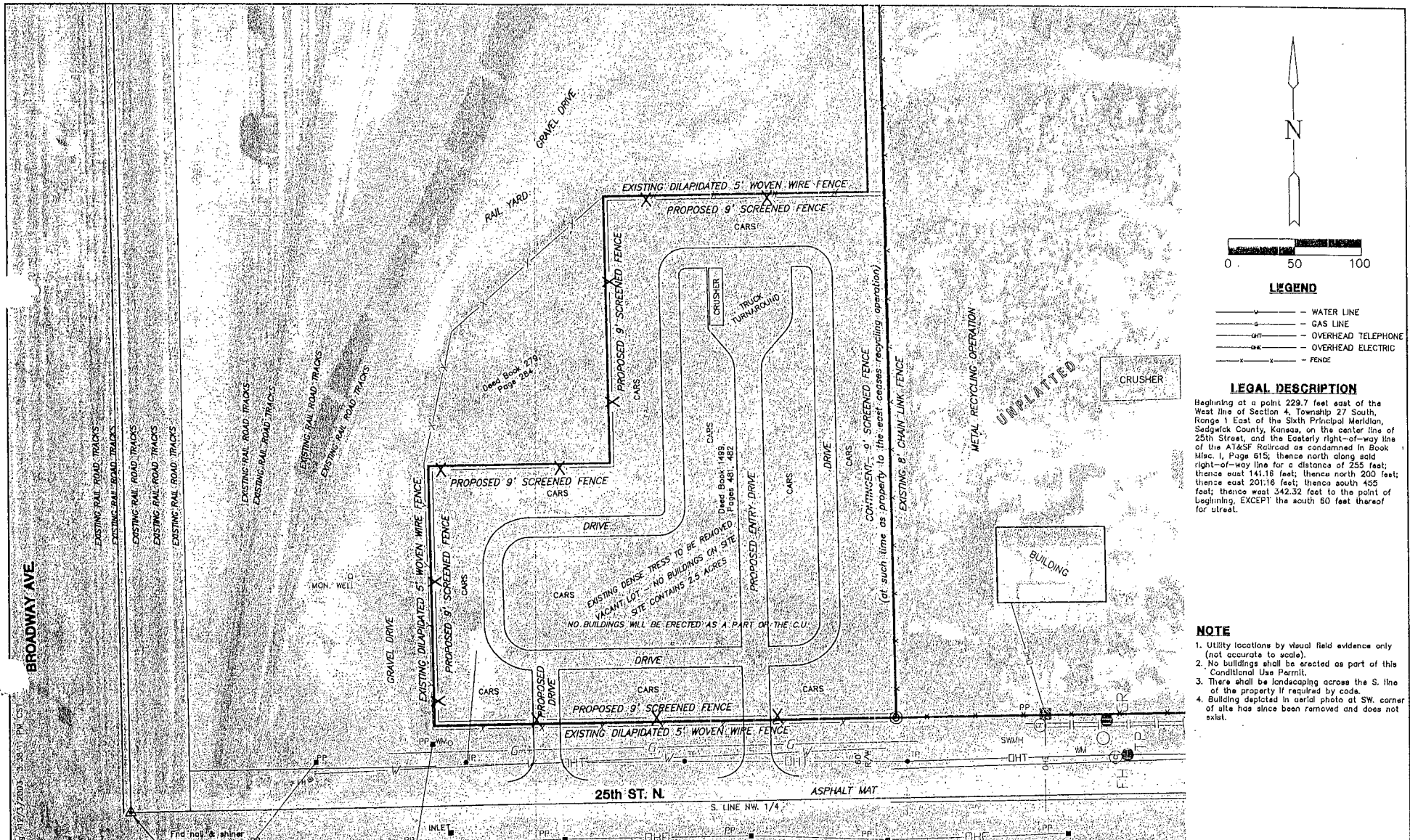
NOTE: This is an unplatted site located within the City. A conditional use case (CON 2003-47) has been approved for a wrecking/salvage yard.

STAFF COMMENTS:

- A. Municipal services will not be needed to service this site. City Engineering needs to comment on the need for other guarantees or easements.
- B. City Water and Sewer Department has requested a petition for future extension of sanitary sewer services.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along 25th St. North; however the site plan indicates two access openings. *Traffic Engineering has not required dedication of access controls since 25th St is not an arterial.*
- F. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- G. 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.
- H. The platlor'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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.

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- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.



LEGEND

	WATER LINE
	GAS LINE
	OVERHEAD TELEPHONE
	OVERHEAD ELECTRIC
	FENCE

LEGAL DESCRIPTION
 Beginning at a point 229.7 feet east of the West line of Section 4, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas, on the center line of 25th Street, and the Easterly right-of-way line of the A1&SF Railroad as condemned in Book Misc. 1, Page 615; thence north along said right-of-way line for a distance of 255 feet; thence east 141.18 feet; thence north 200 feet; thence east 201.16 feet; thence south 455 feet; thence west 342.32 feet to the point of Beginning, EXCEPT the south 60 feet thereof for street.

- NOTE**
1. Utility locations by visual field evidence only (not accurate to scale).
 2. No Buildings shall be erected as part of this Conditional Use Permit.
 3. There shall be landscaping across the S. line of the property if required by code.
 4. Building depicted in aerial photo at SW corner of site has since been removed and does not exist.

25th ST. N.
1 Block West of Broadway Ave.

PROJECT NAME

EXHIBIT
CONDITIONAL USE PERMIT

SHEET TITLE

BDL	BDL	GJA
DESIGN BY.	DRAWN BY.	CHECKED BY.

DECEMBER 2003 03420 1 / 1
 DATE JOB NO. SHEET/OF

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