

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

**CASE NUMBER:** SUB 2006-14 -- ACT PROPERTIES LLC ADDITION

**OWNER/APPLICANT:** ACT Properties LLC, 1245 N. West St., Wichita, KS 67203

**AGENT:** Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Savoy Company, P.A., 535 S. Emporia, Wichita, KS 67202

**LOCATION:** Southwest corner of Oliver and 37th St. North

**SITE SIZE:** 4.56 acres

**NUMBER OF LOTS**

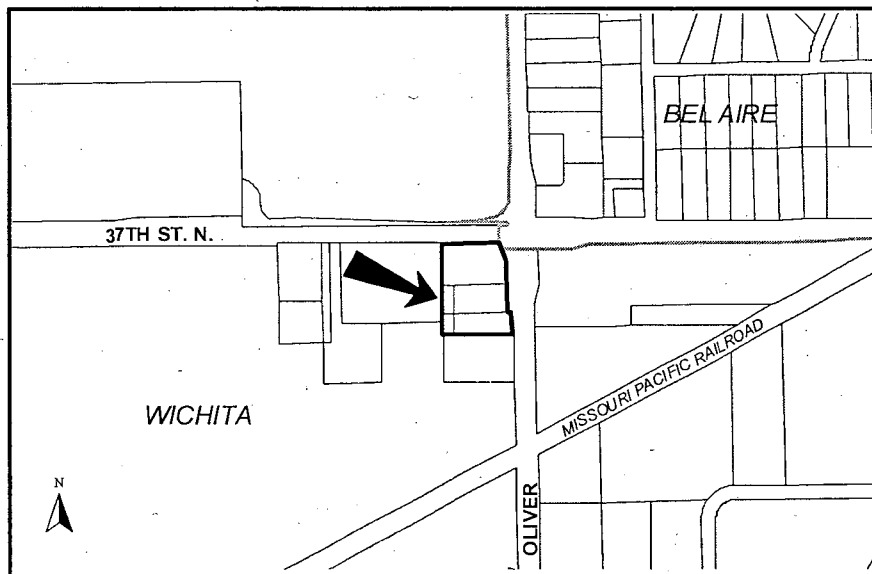
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 3.22 acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer lateral and fees in lieu of assessment for sewer main which may be included in the lateral petition.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along both Oliver and 37th St. North. *A restrictive covenant or agreement shall be submitted that permits future cross-lot access along 37th St. North with the abutting property owners to the west.*
- E. Traffic Engineering needs to comment on the need for additional street right-of-way. The Subdivision Regulations require a 75-foot half street right-of-way at the intersection of arterials. The applicant has platted a triangular corner clip with a 60-foot right-of-way.
- F. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- 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. GIS requests that the streets be relabeled as Oliver Ave and 37<sup>th</sup> St N.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

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- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. 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.
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



**Long, Jan**

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**From:** Lawrenz, LaDonna  
**Sent:** Tuesday, April 08, 2008 12:35 PM  
**To:** Long, Jan  
**Subject:** FW: ACT Properties plat.  
  
**Sensitivity:** Private

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**From:** Lawrenz, LaDonna  
**Sent:** Tuesday, April 08, 2008 8:47 AM  
**To:** 'H Foraker'; Kallman, Julianne  
**Subject:** RE: ACT Properties plat.  
**Sensitivity:** Private

Julianne,  
This is the SW corner of 37<sup>th</sup> & Oliver. I suspect they still need to pay for a Main Benefit District, which Harlan might want to incorporate in the petition.

Harlan,  
As the Subdivision Engineer, Julianne is the one you should be running this past. I'll let you two work it out.

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**From:** H Foraker [mailto:hforaker@cedpa.com]  
**Sent:** Monday, April 07, 2008 9:53 AM  
**To:** Lawrenz, LaDonna  
**Subject:** ACT Properties plat.  
**Sensitivity:** Private

LaDonna: I am submitting the attached petition to planning in the amount of \$50,000 in order to cover the cost of the bore and jack and setting a new manhole on the west side of Oliver for this project. I did receive the email from Garry Janzen requesting a .5% minimum slope. Harlan.

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**From:** Lawrenz, LaDonna [mailto:LLawrenz@wichita.gov]  
**Sent:** Friday, April 04, 2008 2:18 PM  
**To:** H Foraker  
**Cc:** Janzen, Gary  
**Subject:** RE: 37th & Oliver  
**Sensitivity:** Private

Gary, I'm going to drag you into this question. I know we don't allow directional drilling to extend sewers because of grade problems. Harlan needs to extend sanitary sewer across Oliver, just south of 37<sup>th</sup> Street North. Did we come up with a minimum grade design to bore & jack a casing pipe in these situations? Is there anything else he needs to consider? I would imagine a manhole stub is appropriate to serve one lot. (map attached)

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**From:** H Foraker [mailto:hforaker@cedpa.com]  
**Sent:** Friday, April 04, 2008 1:41 PM  
**To:** Lawrenz, LaDonna  
**Subject:** RE: 37th & Oliver  
**Sensitivity:** Private

Can we bore across Oliver and set a manhole on the west side of Oliver and then tie our service into this manhole or a stub out of the manhole? Harlan.

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**From:** Lawrenz, LaDonna [mailto:LLawrenz@wichita.gov]  
**Sent:** Friday, April 04, 2008 1:17 PM  
**To:** H Foraker  
**Subject:** RE: 37th & Oliver  
**Sensitivity:** Private

I don't see any way out of submitting a petition to extend sanitary sewer to serve your parcel(s). I can't waive that. You can't run a service line across Oliver to connect to the existing main, so your parcel(s) currently do not have sewer available.

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**From:** H Foraker [mailto:hforaker@cedpa.com]  
**Sent:** Friday, April 04, 2008 10:44 AM  
**To:** Lawrenz, LaDonna  
**Subject:** RE: 37th & Oliver  
**Sensitivity:** Private

LaDonna: Planning is requiring me to submit a petition to extend sanitary sewer. Since sewer is available to the site from Oliver can this requirement be waived? If so can you inform Neil Strahl that this can be waived?

I spoke to Terry Dreiling, City Supt. with Bel Aire and he identified the same main in Oliver which your map shows as the most likely sewer connection. He said that this main drains south to a manhole at 29<sup>th</sup> that drains into the Wichita system. He did not have any additional main in 37<sup>th</sup> other than he did mention the school to the west being on a sewer main which you show and I presume is a COW main. Terry said the COW has in the past sent a letter to Bel Aire in order that COW can provide sewer service. If you find out an answer to my question above can you let me know since the plat is being held up contingent on the sewer petition. Thanks for your help. Harlan.

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**From:** Lawrenz, LaDonna [mailto:LLawrenz@wichita.gov]  
**Sent:** Friday, April 04, 2008 9:49 AM  
**To:** hforaker@cedpa.com  
**Subject:** 37th & Oliver  
**Sensitivity:** Private

One map is from our arcview system with an aerial. Now you'll understand why we don't put this stuff on the website. The mapping is incorrect at the intersection for the 18" PVC main on the east side of Oliver. I'll have to fix that.

I'm also giving you the old Book & Page sheet so you can see where the manholes are supposed to be located.

Meanwhile, I'm asking around as to whether you'll be hooking to Wichita or BelAire. There may actually be a BelAire main in 37<sup>th</sup>, for all I know, which would be better for you. We just can't get this info from Bel Aire. So you might want to give them a call too.

<<37th & Oliver 2.pdf>> <<37th & Oliver.pdf>>

LaDonna Lawrenz

Wichita Water Utilities

316-268-4555