

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-91 -- ALLEN WILLIAMS ADDITION

OWNER/APPLICANT: Utility Contractors, P.O. Box 2079, Wichita, KS 67202; Allen Williams, 2008 W. Harry Ct., Wichita, KS 67213

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: South of Harry, East side of Hoover

SITE SIZE: 3.57 acres

NUMBER OF LOTS

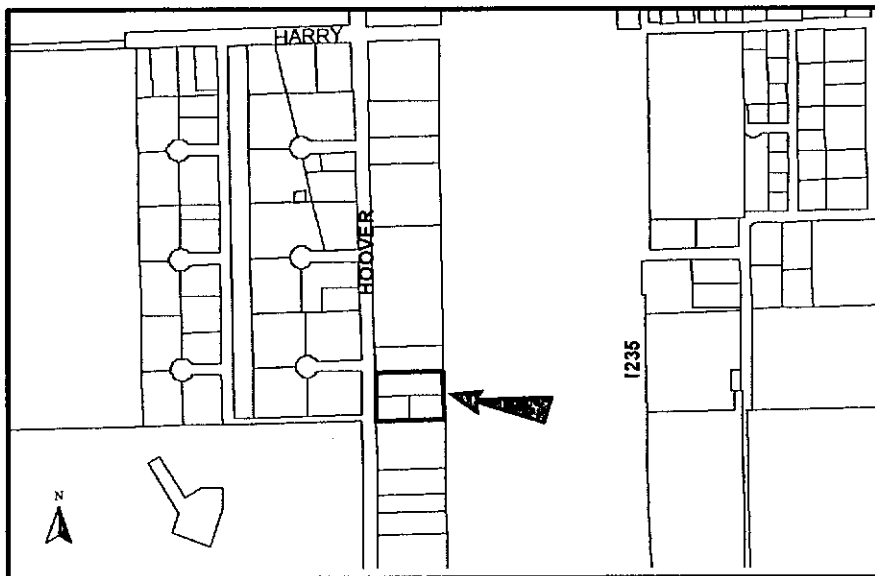
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 3.45 acres

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is a replat of a portion of the Utility Contractor's 4th Addition along with the adjoining unplatted land to the south. A zone change (ZON 2007-51) has been requested from SF-5, Single-Family Residential to LI, Limited Industrial for the south portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. City water services are available. Water Utilities Department has required a petition to extend public sewer to serve the lot. The main benefit fees shall be included in that petition.
- 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. County Surveying advises that the 15' drainage dedication should be dedicated by separate instrument or included in the boundary of plat.
- F. County Surveying advises that a benchmark datum is needed.
- G. The applicant proposes two access openings along Hoover. Traffic Engineering has approved two openings as denoted on the site plan that need to be defined. The existing opening on the property to the north shall be closed.
- H. The south opening shall permit cross-lot access for the benefit of the abutting property to the south, if and when said lot is developed for non-residential use. A restrictive covenant shall be provided addressing this condition.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- J. Traffic Engineering has approved the right-of-way along Hoover.
- K. 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.
- L. 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.
- M. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- N. 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.
- O. The plattor'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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. 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.
- W. 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). Please include the name of the plat on the disc.



Allen Williams Addition Closure Report

Course: N 1588.70338 E	Distance: 462.52
Course: S 00.30442 E	Distance: 328.13
Course: S 1588.96290 W	Distance: 456.41
Course: N 19.28444 W	Distance: 328.00

Perimeter: 1575.06

Area: 150727.47 Square Feet = 3.46 acres

Error of Closure: 0.006 Course: N 584.91368 E

Precision: 1: 279722.22

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