

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2003-60 -- BIG DOG MOTORCYCLE ADDITION

OWNER/APPLICANT: Big Dog Motorcycles, Attn: Jeremy Smith, 1520 E. Douglas, Wichita, KS 67214

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

LOCATION: Northwest corner of Douglas & Hydraulic Ave.

SITE SIZE: 6.43 acres

NUMBER OF LOTS

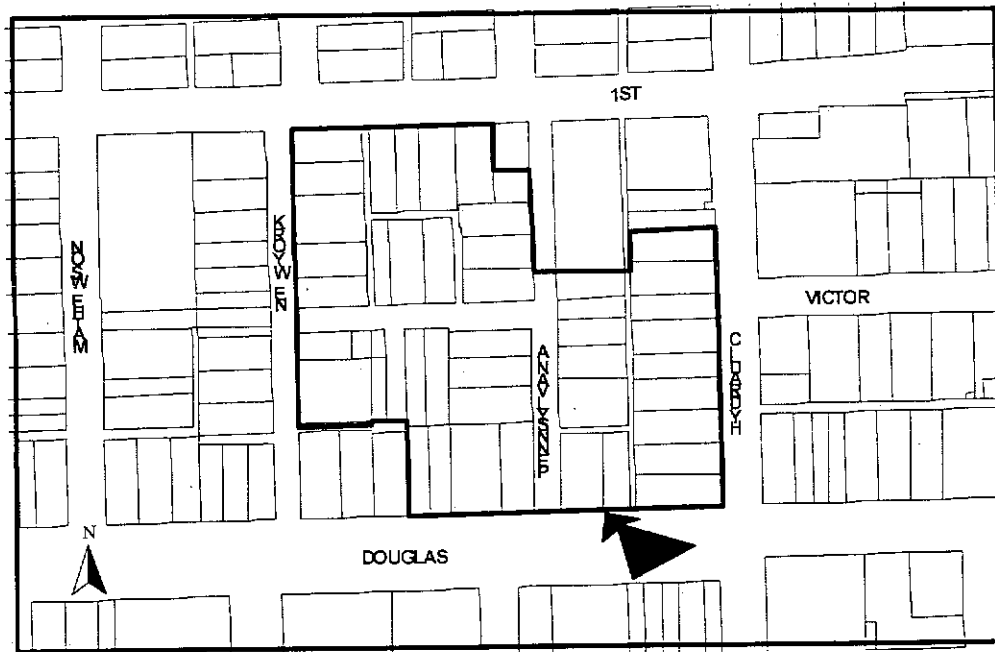
| | |
|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | 3 |
| Industrial: | — |
| Total: | <u>3</u> |

MINIMUM LOT AREA: 6.43 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of various Additions located in the City. The replat includes the vacation of Victor Street and six alleys.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. Utility easements need to be platted to cover the existing sewer lines located in Block A and Block B.
- 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 concept.
- E. **Traffic Engineering** needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way for Pennsylvania, Hydraulic and the north-south alley. In addition, the Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection corner of Douglas and Hydraulic.
- G. The plat includes the vacation of the north half of the 15-ft alley located at the southwest corner of the site. A separate vacation case has been submitted for the 15-ft alley. This vacation case will need to be completed prior to the recording of the plat.
- H. Guarantees are required for the closure of the street return for Victor Street and for the alleys.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Blocks B and C. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- J. Due to existing parking of vehicles within the street right-of-way of Douglas, **City Engineering** has requested the applicant submit a request for a minor street privilege permit.
- K. 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.
- L. 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.

SUB 2003-60 -- Preliminary Plat of BIG DOG MOTORCYCLE ADDITION

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- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/12/03)

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NUMBER OF LOTS

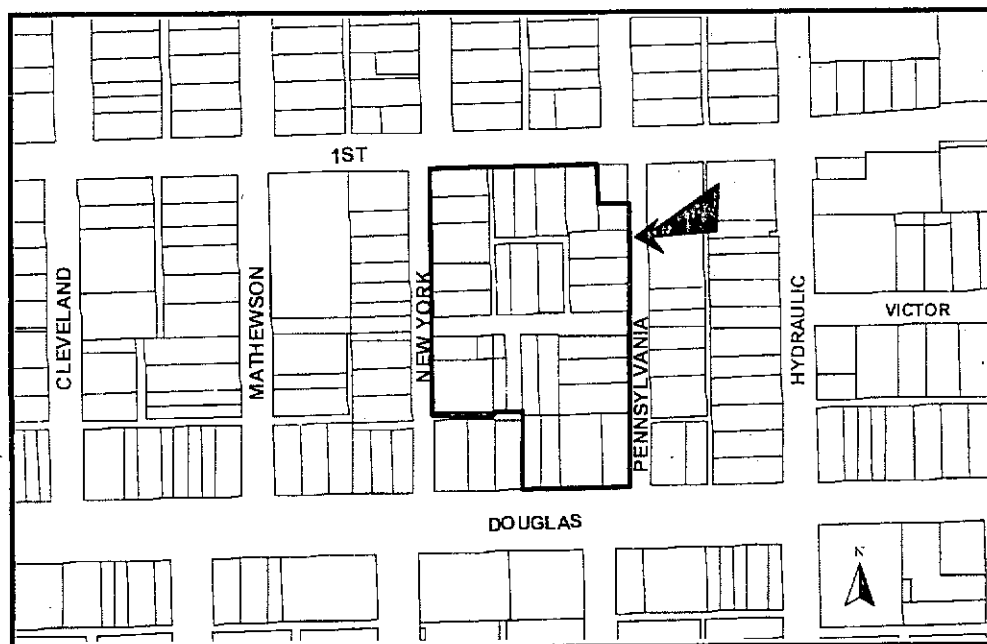
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 4.29 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of various Additions located in the City. The replat includes the vacation of Victor Street and six alleys. The applicant will be revising the plat to include only Block A.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **Complete access control is requested along the Douglas frontage.**

Access control has been platted as requested.
- E. **Traffic Engineering** needs to comment on the need for additional right-of-way. **The Subdivision Committee has approved a 10-ft sidewalk and utility easement along New York north of Victor. Additional right-of-way along Pennsylvania has been waived.**

Street right-of-way has been dedicated as requested.
- F. The plat includes the vacation of the north half of the 15-ft alley located at the southwest corner of the site. A separate vacation case has been submitted for the 15-ft alley. This vacation case will need to be completed prior to the recording of the plat.
- G. Guarantees are required for the closure of the street return for Victor Street and for the alleys.
- H. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- I. The owner's certification needs to be revised to reference the spelling of the owner's name corresponding with the name denoted in the platting binder.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. 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.
- L. 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.)

SUB 2003-60 -- Final Plat of BIG DOG MOTORCYCLE ADDITION
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- M. 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.
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Closure

CLOSURE - BIG DOG MOTORCYCLES ADDITION

| | | | |
|-------|----------------------|---------|------------|
| PT 01 | North: 5479.8991 | East : | 11449.8801 |
| Line | Course: S 00-00-35 E | Length: | 194.6700 |
| PT 02 | North: 5285.2291 | East : | 11449.9131 |
| Line | Course: S 00-06-20 W | Length: | 20.0200 |
| PT 03 | North: 5265.2091 | East : | 11449.8762 |
| Line | Course: S 00-05-26 W | Length: | 19.9900 |
| PT 04 | North: 5245.2192 | East : | 11449.8446 |
| Line | Course: S 00-00-09 E | Length: | 295.3700 |
| PT 05 | North: 4949.8492 | East : | 11449.8575 |
| Line | Course: S 89-50-42 W | Length: | 195.3400 |
| PT 06 | North: 4949.3207 | East : | 11254.5182 |
| Line | Course: N 00-01-40 W | Length: | 150.2000 |
| PT 07 | North: 5099.5207 | East : | 11254.4454 |
| Line | Course: S 89-51-02 W | Length: | 27.9800 |
| PT 08 | North: 5099.4477 | East : | 11226.4655 |
| Line | Course: S 89-51-02 W | Length: | 20.0000 |
| PT 09 | North: 5099.3955 | East : | 11206.4656 |
| Line | Course: S 00-01-23 E | Length: | 7.5000 |
| PT 10 | North: 5091.8955 | East : | 11206.4686 |
| Line | Course: S 89-50-51 W | Length: | 111.6700 |
| PT 11 | North: 5091.5983 | East : | 11094.7990 |
| Line | Course: N 00-02-04 W | Length: | 152.6600 |
| PT 12 | North: 5244.2583 | East : | 11094.7072 |
| Line | Course: N 00-16-43 W | Length: | 19.9800 |
| PT 13 | North: 5264.2381 | East : | 11094.6100 |
| Line | Course: N 00-17-24 E | Length: | 19.9600 |
| PT 14 | North: 5284.1978 | East : | 11094.7111 |
| Line | Course: N 00-01-39 W | Length: | 267.0600 |
| PT 15 | North: 5551.2578 | East : | 11094.5829 |
| Line | Course: N 89-50-52 E | Length: | 243.2500 |
| PT 16 | North: 5551.9040 | East : | 11337.8320 |
| Line | Course: N 89-52-08 E | Length: | 57.0600 |
| PT 17 | North: 5552.0346 | East : | 11394.8919 |
| Line | Course: S 00-02-09 E | Length: | 72.2700 |
| PT 18 | North: 5479.7646 | East : | 11394.9371 |
| Line | Course: N 89-51-27 E | Length: | 54.9400 |
| PT 01 | North: 5479.9013 | East : | 11449.8769 |