

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-87 -- BEELINE ADDITION

OWNER/APPLICANT: Beeline Truck Repair, Inc., Attn: B. Belcher, 4754 S. Madison, Wichita, KS 67216; Bobby R. Belcher, 4736 S. Madison, Wichita, KS 67216

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

LOCATION: Northeast corner of Madison and 47th Street South

SITE SIZE: 13.04 Acres

NUMBER OF LOTS

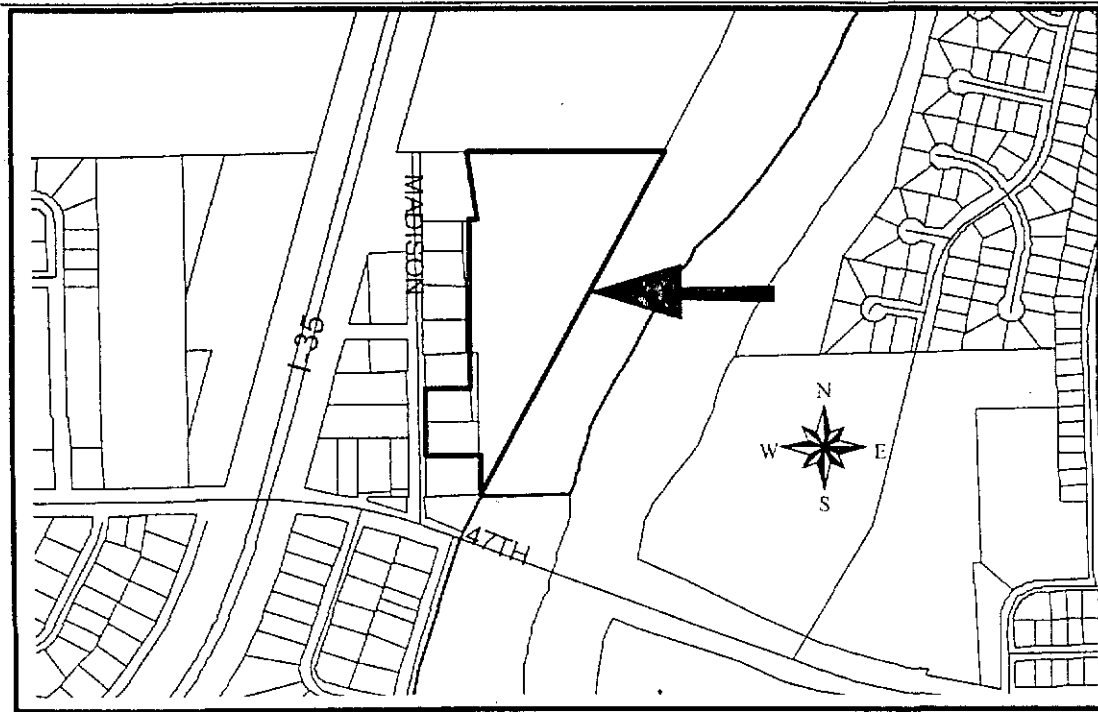
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 13.04 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

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. City Water and Sewer Department needs to comment on the need to increase the 30-ft sewer easement to 50-ft, to be aligned with the abutting sewer easement to the north.
- 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. The structure situated within the 35-ft building setback shall not be enlarged to increase its nonconformity and if removed cannot be replaced within the building setback.
- 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 is advised that if platted, the building setback may be reduced to 20 feet to conform with the Zoning setback standard for the LI District.
- H. 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.
- I. 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.
- J. 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.)
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (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. 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 8/30/01)

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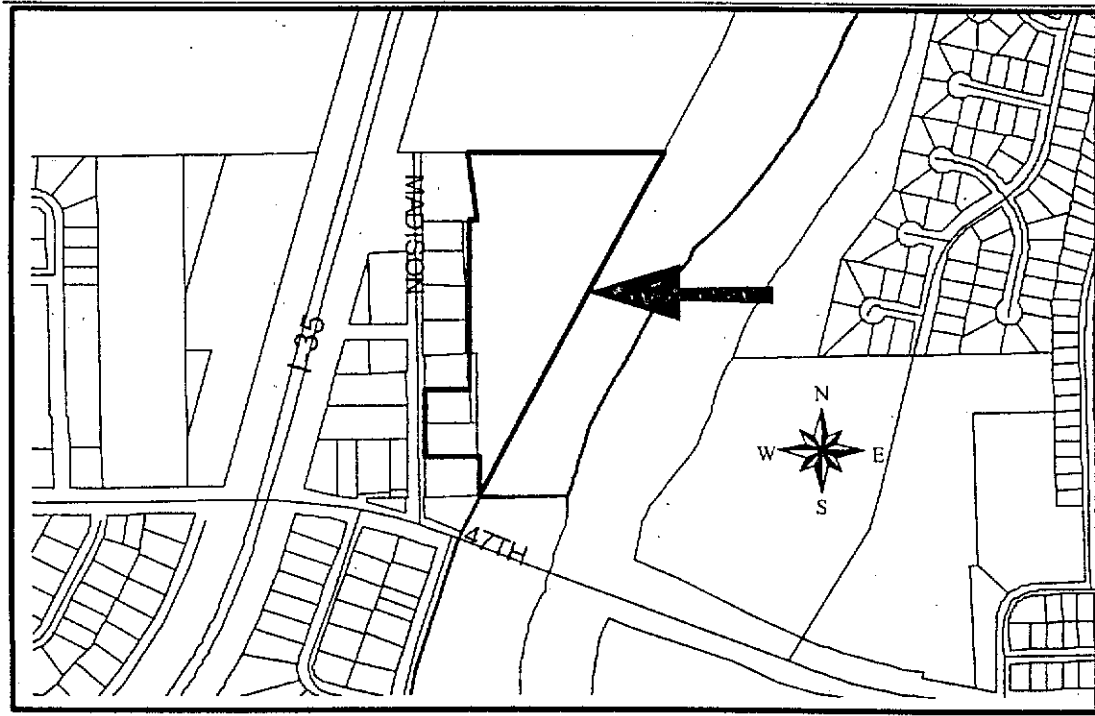
Min Pad.

MINIMUM LOT AREA: 13.04 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No additional guarantees are required.
- 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 structure situated within the 35-ft building setback shall not be enlarged to increase its nonconformity and if removed cannot be replaced within the building setback.
- E. 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.
- F. The Applicant is advised that if platted, the building setback may be reduced to 20 feet to conform with the Zoning setback standard for the LI District.
- G. The Sanitary Sewer Easement needs to be located.
- H. 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.
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Parcel name: BEELINE ADD. CLOSURE

PT 1 North: 10081.5048 East : 13791.2775
Line Course: N 00-08-11 E Length: 266.00
PT 2 North: 10347.5041 East : 13791.9107
Line Course: S 90-00-00 E Length: 178.00
PT 3 North: 10347.5041 East : 13969.9107
Line Course: N 00-06-58 E Length: 132.72
PT 4 North: 10480.2238 East : 13970.1796
Line Course: N 00-07-45 E Length: 511.25
PT 5 North: 10991.4725 East : 13971.3322
Line Course: N 89-57-05 E Length: 32.85
PT 6 North: 10991.5004 East : 14004.1822
Line Course: N 07-46-25 W Length: 269.70
PT 7 North: 11258.7219 East : 13967.7028
Line Course: N 89-43-51 E Length: 772.38
PT 8 North: 11262.3504 East : 14740.0742
Line Course: S 29-12-26 W Length: 1348.36
PT 9 North: 10085.4201 East : 14082.1154
Curve Length: 177.54 Radius: 3869.45
Delta: 2-37-44 Tangent: 88.79
Chord: 177.53 Course: S 27-53-34 W
Course In: S 60-47-34 E Course Out: N 63-25-18 W
RP North: 8197.2458 East : 17459.6058
PT 10 End North: 9928.5187 East : 13999.0657
Line Course: N 90-00-00 W Length: 3.15
PT 11 North: 9928.5187 East : 13995.9157
Line Course: N 00-08-11 E Length: 153.00
PT 12 North: 10081.5183 East : 13996.2799
Line Course: N 90-00-00 W Length: 205.00
PT 1 North: 10081.5183 East : 13791.2799