

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-44 -- CARCO ADDITION

OWNER/APPLICANT: Ron and Sheila Jackson, 660 Parkdale, Wichita, KS 67212; Jim Wood, 2755 S. West Street, Wichita, KS 67213

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: South of Pawnee, West side of West Street

SITE SIZE: 1 Acre

NUMBER OF LOTS

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

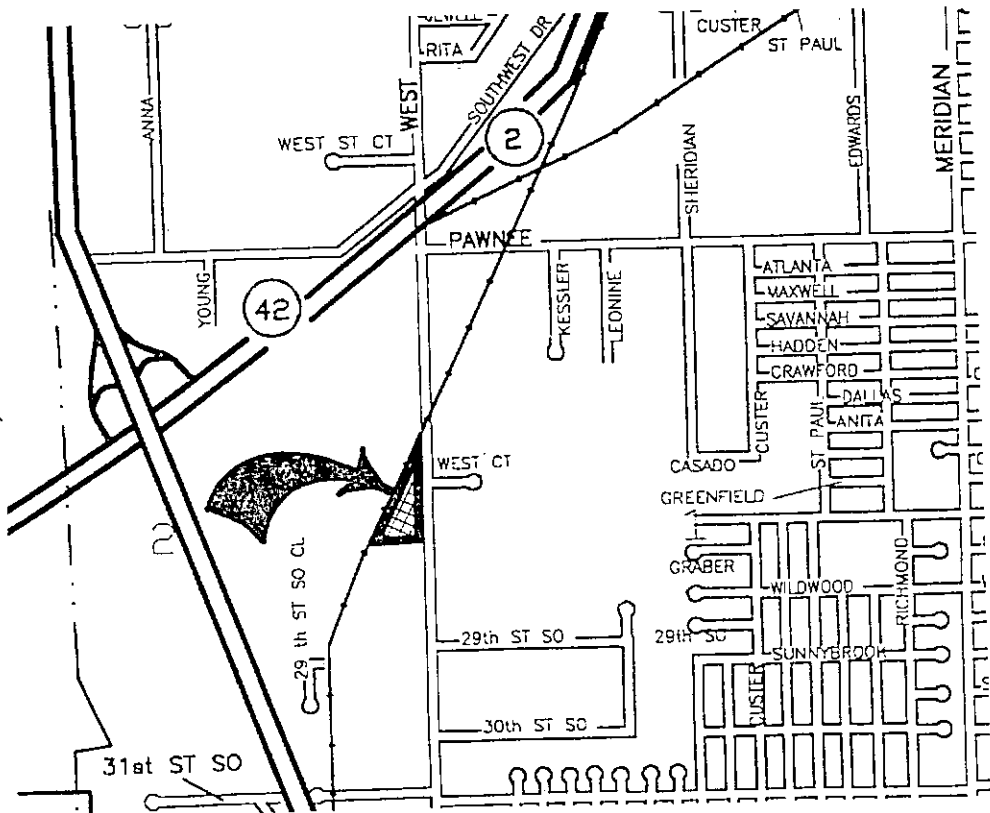
MINIMUM LOT AREA: 40,601 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

*No. Drainage Plan
OK*

VICINITY MAP



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

STAFF COMMENTS:

- A. Municipal water is available to serve the site. The Applicant shall guarantee the extension of sanitary sewer. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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 access opening along West Street.
- E. The distance from the property to the north tie point shall be indicated.
- F. The tie point to the south shall be revised to reference the "E ¼ cor of NE ¼".
- G. The tie point of the north needs to be revised to reference Township 28 South.
- H. In the surveyor's certificate, "R2W" needs to be revised to "R1W".
- I. On the east line of the plat, the dimension of 433.75 needs to be changed to 398.75.
- J. On the east line of vacated 27th Street, the dimension and bearing need to be added.
- K. The centerline of the railroad tracks should be indicated.
- L. Measurements between monuments need to be shown on the west line of vacated 27th Street and near the north end of the plat.
- M. The Missouri Pacific Railroad needs to be labeled with the current owner.
- N. The plat name needs to be labeled in the surveyor's certificate and in the plat's title as "to Wichita".
- O. In the owner's certificate, "Lots" needs to be changed to "Lot", and "a Block" needs to be removed.
- P. The owner's names "Jim Wood" and "Freda Wood" need to be changed to "James L. Wood" and "Freda L. Wood".
- Q. The recording data for the vacated 27th Street needs to be shown.
- R. If platted, the building setback may be 20 feet to conform with Zoning regulations. Any enlargement of the existing structure must conform with the setback.
- S. 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.

- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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.