

STAFF REPORT  
(ONE-STEP FINAL PLAT)

**CASE NUMBER:** SUB 2002-21 -- CENTRAL AND ROCK ADDITION

**OWNER/APPLICANT:** Eltex, c/o Clear Channel, Attn: David Mollhagen, 3405 N. Hydraulic, Wichita, KS 67219

**AGENT:** Team Players, LLC, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Tim Austin, Austin-Miller, Inc., 355 N. Waco, Suite 200, Wichita, KS 67202

**LOCATION:** Northeast corner of Central and Rock Road

**SITE SIZE:** .54 Acres

**NUMBER OF LOTS**

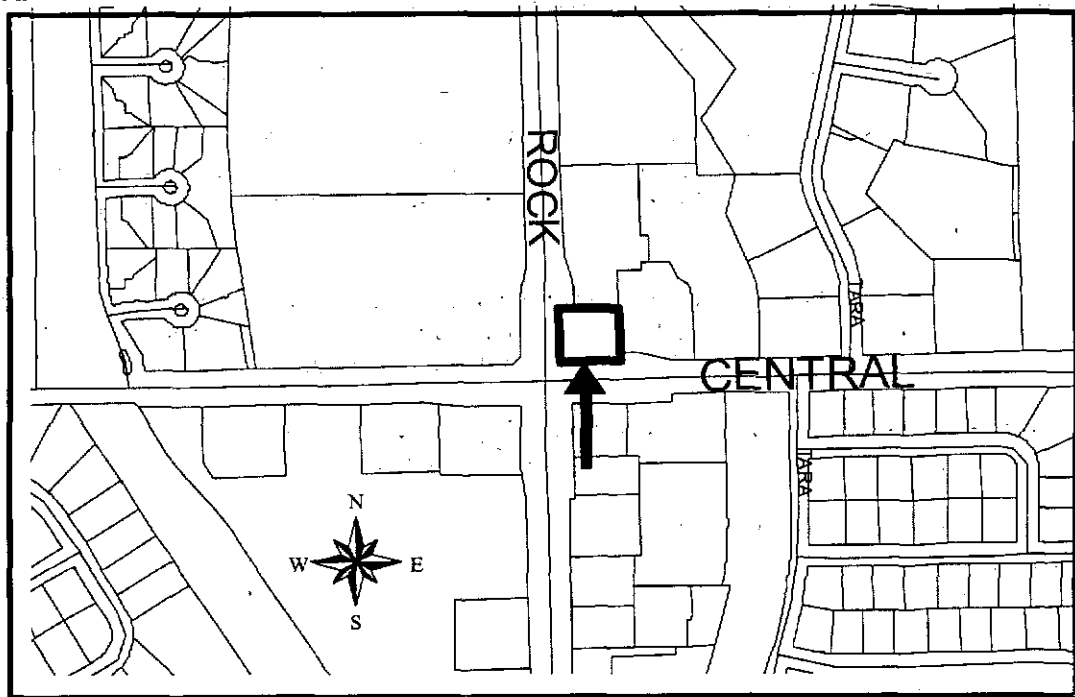
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 23,522 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

**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. 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 plat proposes one access opening along both Central and Rock Road. Distances should be shown for all segments of access control. **Traffic Engineering has required complete access control along Central. One opening along Rock Road is permitted.**
- E. 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.
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way, whether an outright dedication or contingent dedication. The Subdivision Regulations require a 75-ft half street right-of-way at the intersection of arterials. The applicant has platted a triangular corner clip with a 50-ft right-of-way along Central and a 60-ft right-of-way along Rock Road.
- G. 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.
- H. The owners noted in the platting binder need to be signatories to the plat.
- I. The platator'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.

**SUB 2002-21 -- One-Step Final Plat of CENTRAL AND ROCK ADDITION**

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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.

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(ONE-STEP FINAL PLAT, DEFERRED 3/14/02)

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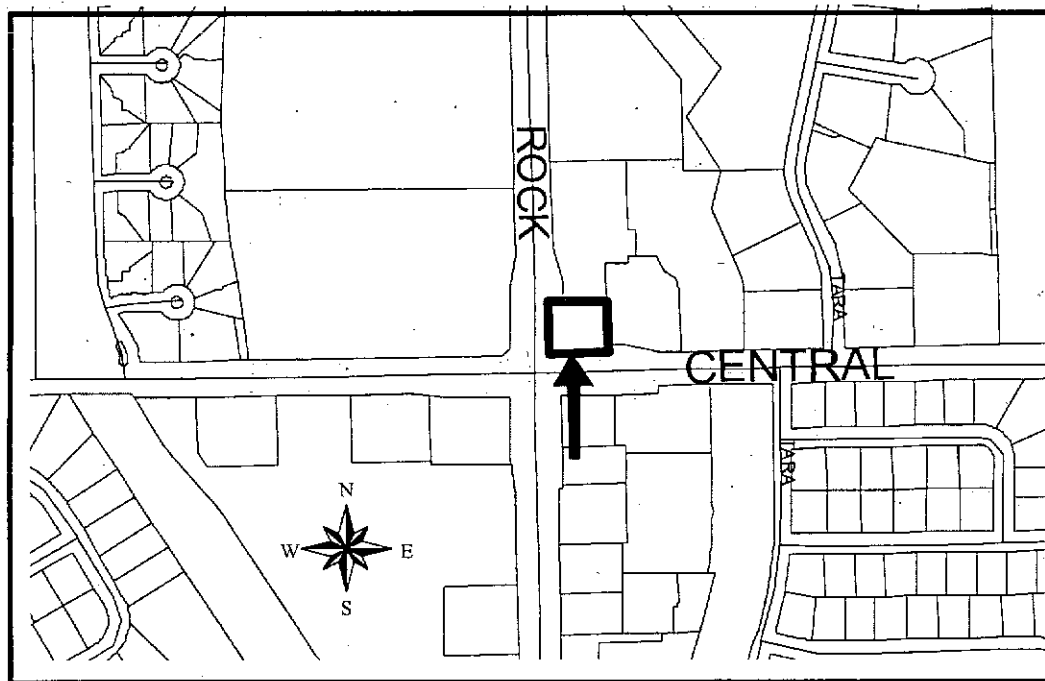
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**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **No guarantees or easements 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 plat proposes one access opening along both Central and Rock Road. Distances should be shown for all segments of access control. **The proposed access openings have been approved. If a cross-lot access agreement can be obtained with the abutting properties to the east and north, then both driveways shall be closed.**
- E. 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.
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way, whether an outright dedication or contingent dedication. 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 50-foot right-of-way along Central and a 60-foot right-of-way along Rock Road. **Traffic Engineering has requested a 10-foot contingent street-dedication.** 10' UE
- G. 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.
- H. The owners noted in the platting binder need to be signatories to the plat.
- 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.)
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- 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.
- 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.
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### Central and Rock

Boundary										
Point	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
N	90	0	0	E	120.00	90.0000	1.00000	0.00000	120.00	0.00
S	89	41	25	E	140.00	89.6903	0.99999	0.00541	140.00	-0.76
S	0	0	0	W	140.00	0.0000	0.00000	1.00000	0.00	-140.00
N	89	41	25	W	120.00	89.6903	0.99999	0.00541	-120.00	0.65
N	44	50	42	W	28.36	44.8450	0.70519	0.70902	-20.00	20.11
					548.36				120.00048	-120.00039
						Closure Error =				0.00009
						PRECISION =			1:	5,780,200