

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2007-06 -- CORNEJO EAST 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Ramco LLC/Triple J of Wichita, Attn: Chuck Hill, 2060 E. Tulsa, Wichita, KS 67216

**SURVEYOR/AGENT:** MKEC Engineering Consultants, Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** East side of Webb Road, North of Central

**SITE SIZE:** 32.39 acres

**NUMBER OF LOTS**

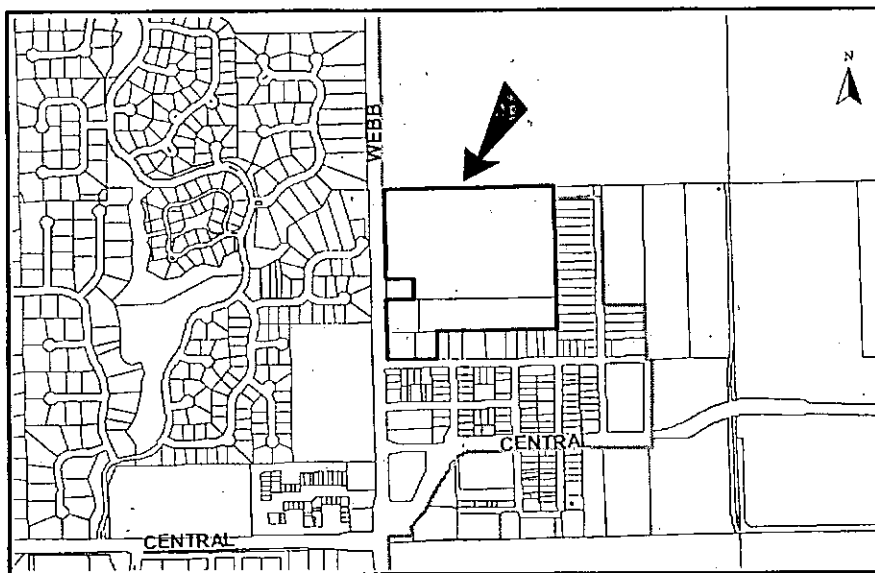
Residential:	
Office:	
Commercial:	3
Industrial:	2
Total:	5

**MINIMUM LOT AREA:** 33,482 square feet

**CURRENT ZONING:** LI, Limited Industrial, GC, General Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of a portion of the Family Golf Center Addition and the Cornejo East Addition.

STAFF COMMENTS:

- A. City Water and Sewer Department advises that water and sewer is available to serve all the lots, except Lot 2. Perimeter easements may be needed to facilitate future sewer extension to serve the houses on Beech north of Chamberlin. The owner should note that the existing water main on Chamberlin is 2 1/2" PVC and won't support services larger than 1" or fire hydrants.
- 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. A drainage plan is needed.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes four access openings along Webb Road. The access controls are approved.
- E. A cross-lot access agreement shall be submitted that permits cross-lot access for the benefit of Lot 2.
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- 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 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 platter'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 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.)
- 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.
- 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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- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

## Cornejo East Second Addition

### Parcel Closure

Project: J:\Civil\07051\

COGO Revisions:

Date: Thursday, February 22, 2007

COGO PC Project: None

Client Contact: Ronald J. Cornejo

### Parcel name: Final Plat Boundary

Line Course: N 89-58-54.6 E Length: 1264.524	North: 1691730.186	East : 1681153.652
Line Course: S 00-00-53.9 W Length: 1077.626	North: 1691730.587	East : 1682418.176
Line Course: S 89-55-34.9 W Length: 899.197	North: 1690652.961	East : 1682417.894
Line Course: S 00-04-11.4 W Length: 211.771	North: 1690651.805	East : 1681518.698
Line Course: S 89-55-34.9 W Length: 364.787	North: 1690440.034	East : 1681518.440
Line Course: N 00-00-00.2 W Length: 461.920	North: 1690439.566	East : 1681153.653
Line Course: S 90-00-00.0 E Length: 199.993	North: 1690901.486	East : 1681153.653
Line Course: N 00-01-34.7 W Length: 148.075	North: 1690901.486	East : 1681353.646
Line Course: N 89-59-59.0 W Length: 199.925	North: 1691049.561	East : 1681353.578
Line Course: N 00-00-00.2 W Length: 680.624	North: 1691049.562	East : 1681153.653
	North: 1691730.186	East : 1681153.652

Perimeter: 5508.443 Area: 1,410,974 sq.ft. 32.39 acres

### Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 22-14-40.1 E

Error North: -0.0004 East : 0.0002

Precision 1: 5,508,442,000.000

### Parcel name: Block 1, Lot 1

Line Course: N 00-00-00.2 W Length: 680.624	North: 1691049.562	East : 1681153.653
Line Course: N 89-58-54.6 E Length: 1264.524	North: 1691730.186	East : 1681153.652
Line Course: S 00-00-53.9 W Length: 829.019	North: 1691730.587	East : 1682418.176
Line Course: S 89-58-48.7 W Length: 705.892	North: 1690901.568	East : 1682417.959
Line Course: S 00-00-34.4 E Length: 59.957	North: 1690901.324	East : 1681712.067
Line Course: S 89-58-07.3 W Length: 172.035	North: 1690841.367	East : 1681712.077
Line Course: N 00-01-32.9 W Length: 59.981	North: 1690841.273	East : 1681540.042
Line Course: N 89-55-43.2 W Length: 84.362	North: 1690901.254	East : 1681540.015

Line Course: N 89-55-43.2 W Length: 102.007	North: 1690901.359	East : 1681455.653
Line Course: N 00-01-34.7 W Length: 148.075	North: 1690901.486	East : 1681353.646
Line Course: N 89-59-59.0 W Length: 199.925	North: 1691049.561	East : 1681353.578
	North: 1691049.562	East : 1681153.653

Perimeter: 4306.402 Area: 1,028,866 sq.ft. 23.61 acres

Mapcheck Closure - (Uses listed courses and chords)  
 Error Closure: 0.001 Course: S 86-07-18.1 E  
 Error North: -0.0001 East : 0.0009  
 Precision 1: 4,306,401.000

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**Parcel name: Block 1, Lot 2**

Line Course: S 89-55-43.2 E Length: 84.362	North: 1690901.359	East : 1681455.653
Line Course: S 00-01-32.9 E Length: 59.981	North: 1690901.254	East : 1681540.015
Line Course: N 89-58-07.3 E Length: 172.035	North: 1690841.273	East : 1681540.042
Line Course: N 00-00-34.4 W Length: 59.957	North: 1690841.367	East : 1681712.077
Line Course: N 89-58-48.7 E Length: 705.892	North: 1690901.324	East : 1681712.067
Line Course: S 00-00-53.9 W Length: 248.607	North: 1690901.568	East : 1682417.959
Line Course: S 89-55-34.9 W Length: 899.197	North: 1690652.961	East : 1682417.894
Line Course: S 89-55-34.9 W Length: 63.045	North: 1690651.805	East : 1681518.697
Line Course: N 00-00-00.2 W Length: 249.635	North: 1690651.724	East : 1681455.652
	North: 1690901.359	East : 1681455.652

Perimeter: 2542.712 Area: 229,349 sq.ft. 5.26 acres

Mapcheck Closure - (Uses listed courses and chords)  
 Error Closure: 0.001 Course: N 62-34-05.8 W  
 Error North: 0.0003 East : -0.0005  
 Precision 1: 2,542,711.000

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**Parcel name: Block 1, Lot 3**

Line Course: S 90-00-00.0 E Length: 199.993	North: 1690901.486	East : 1681153.653
Line Course: S 89-55-43.2 E Length: 102.007	North: 1690901.486	East : 1681353.646
Line Course: S 00-00-00.2 E Length: 249.635	North: 1690901.359	East : 1681455.653
Line Course: S 89-55-34.9 W Length: 95.213	North: 1690651.724	East : 1681455.653
	North: 1690651.602	East : 1681360.440

Line Course: S 89-55-34.9 W Length: 206.787

North: 1690651.336

East : 1681153.653

Line Course: N 00-00-00.2 W Length: 250.150

North: 1690901.486

East : 1681153.653

Perimeter: 1103.785 Area: 75,480 sq.ft. 1.73 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 50-11-58.4 E

Error North: -0.0001 East : 0.0002

Precision 1: 1,103,785,000.000

**Parcel name: Block 1, Lot 4**

Line Course: S 00-04-11.4 W Length: 211.771

North: 1690651.806

East : 1681518.698

Line Course: S 89-55-34.9 W Length: 158.000

North: 1690440.035

East : 1681518.440

Line Course: N 00-00-00.2 W Length: 211.770

North: 1690439.832

East : 1681360.440

Line Course: N 89-55-34.9 E Length: 95.213

North: 1690651.602

East : 1681360.440

Line Course: N 89-55-34.9 E Length: 63.045

North: 1690651.724

East : 1681455.653

North: 1690651.805

East : 1681518.698

Perimeter: 739.799 Area: 33,487 sq.ft. 0.76 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 31-46-18.5 W

Error North: -0.0005 East : -0.0003

Precision 1: 739,799.000

**Parcel name: Block 1, Lot 5**

Line Course: N 00-00-00.2 W Length: 211.770

North: 1690439.566

East : 1681153.653

Line Course: N 89-55-34.9 E Length: 206.787

North: 1690651.336

East : 1681153.653

Line Course: S 00-00-00.2 E Length: 211.770

North: 1690651.602

East : 1681360.440

Line Course: S 89-55-34.9 W Length: 206.787

North: 1690439.832

East : 1681360.440

North: 1690439.566

East : 1681153.653

Perimeter: 837.115 Area: 43,791 sq.ft. 1.00 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 90-00-00.0 E

Error North: 0.0000 East : 0.0000

Precision 1: 837,114,000.000



**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
T 316.684.9600 F 316.684.5100

**LETTER OF TRANSMITTAL**

PROJECT:	Cornejo East 2 <sup>nd</sup> Addition	TO:	Mr. Scott Lindebak City of Wichita 455 N. Main – 7 <sup>th</sup> Floor Wichita, Kansas 67202
PROJECT NO:	07051		
DATE:	February 6, 2007		

We are sending you the following items:

<input checked="" type="checkbox"/>	Attached
<input type="checkbox"/>	Under separate cover
<input checked="" type="checkbox"/>	Via <u>Courier</u>

<input checked="" type="checkbox"/> Drawings	<input type="checkbox"/> Specifications	<input type="checkbox"/> Maps
<input type="checkbox"/> Computer Disks	<input type="checkbox"/> Petitions	<input type="checkbox"/> Other

**COMMENTS:** Sending one full size copy of the Drainage & Utility Plan for the above referenced project.

<input type="checkbox"/> For Your Approval	<input type="checkbox"/> As Requested
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> For Your Files
<input type="checkbox"/> Approved As Noted	<input type="checkbox"/> For Review and Comment

**REMARKS:** Please feel free to contact us with any questions you might have.

Signed: Kara Anderson by cw  
Kara Anderson, P.E.

CC: Ms. Vicky Huang, COW