

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13.

May 21, 1998

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 98-49 - CORPORATE LAKES 3RD ADDITION

OWNER/APPLICANT: National Bank of Andover, N.A., Attn: Dennis Bush,  
225 W. Central, Andover, KS 67002

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

LOCATION: West side of Webb Road, North of Central

SITE SIZE: 1.06 acres

NUMBER OF LOTS

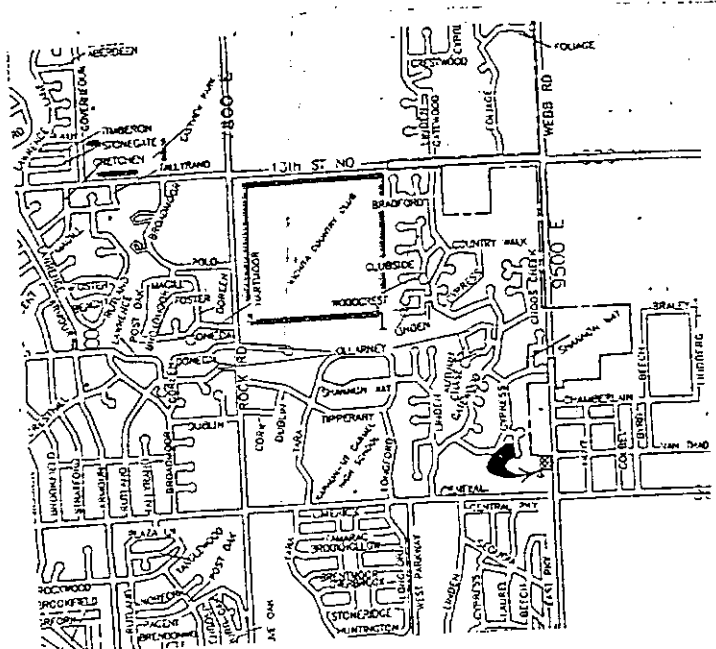
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

MINIMUM LOT AREA: 46,072 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Corporate Lakes 2nd Addition. The site is also under the provisions of the Corporate Lakes CUP (DP-190).

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other 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. Traffic Engineering needs to comment on the proposed access controls. The plat depicts two openings along Webb Road. The associated CUP - which denotes one access opening along this portion of the site - will require an adjustment to permit two openings for this site along Webb Road. On the final plat tracing, the plat's text shall reference access control.
- E. The proposed access easement will need to be established by separate instrument.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. 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.
- I. The final plat tracing shall reference a tie point to a section corner along with distance to this plat.

- J. On the final plat tracing, the MAPC Chairman should be revised to read, "Richard E. Lopez".
- K. Building setback lines were established with the CUP and the previous plat. This plat proposes to reduce the building line along Webb Road from 60 feet to 20 feet. If this reduction is granted with the approval of this plat, an adjustment to the CUP will be approved.
- L. Traffic Engineering needs to comment on the need for any improvements to Webb Road.
- M. The name of the Addition referenced in the surveyors signature block needs to read, "Corporate Lakes 3rd".
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.

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

TRANSACTION REPORT

Transmission  
Transaction(s) completed

NO.	TX DATE/TIME	DESTINATION	DURATION	PGS.	RESULT	MODE
309	AUG. 5 14:57	316 263 9241	0' 00' 18"	001	OK	N ECM

-88 WED 14:20

BAUGHMAN COMPANY P. A.

FAX NO. 3162620149

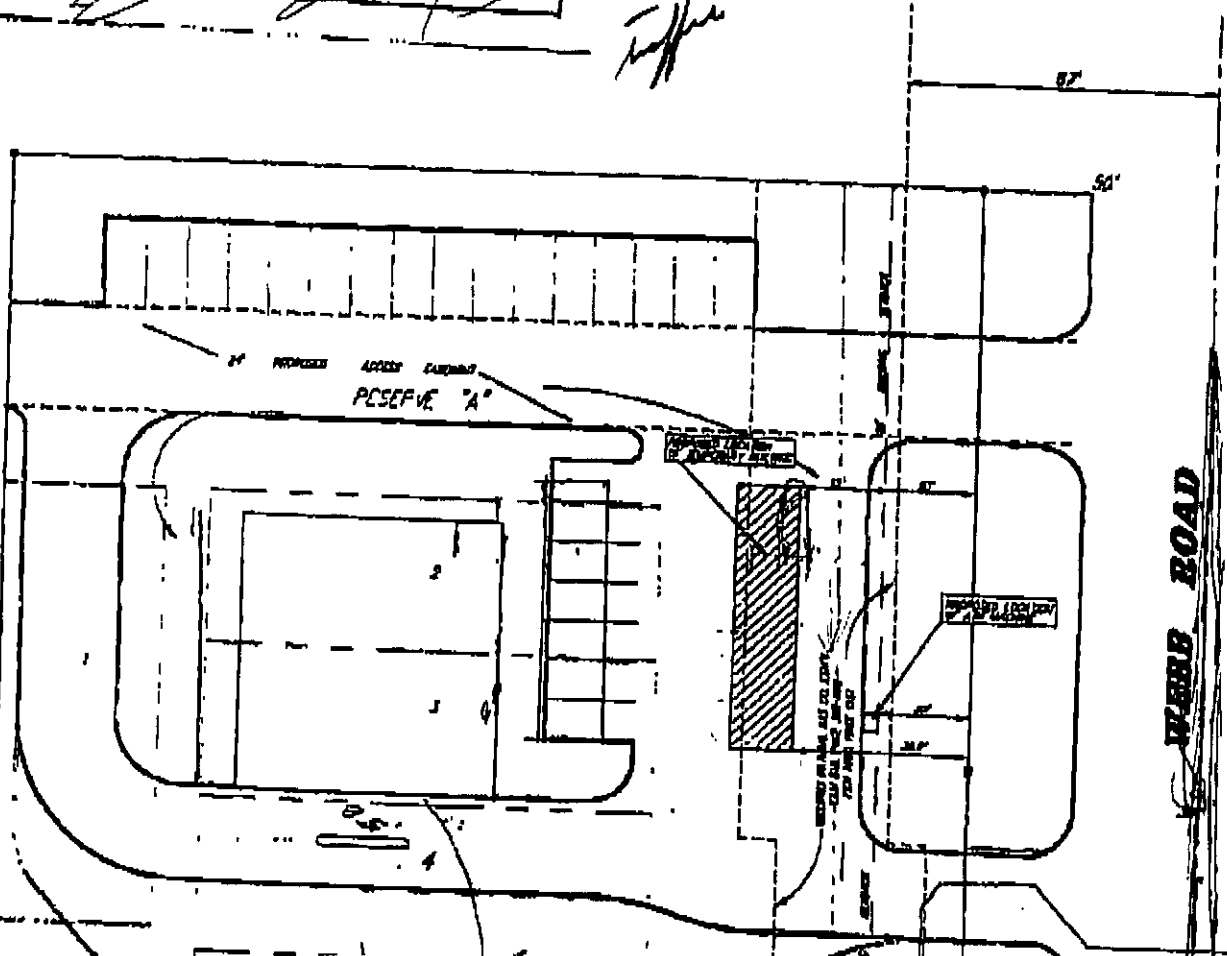
P. 01/01

# EXHIBIT

*left turns N-bound  
could possibly back  
traffic into control*

Post-It Fax Note	7671	Date	# of pages
To	Phil Meyer	From	
Co./Dept.		Co.	
Phone #	316-263-4114	Phone #	
Fax #		Fax #	

*←  
highway  
1998 11/29*

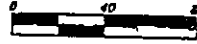


*DR- P*

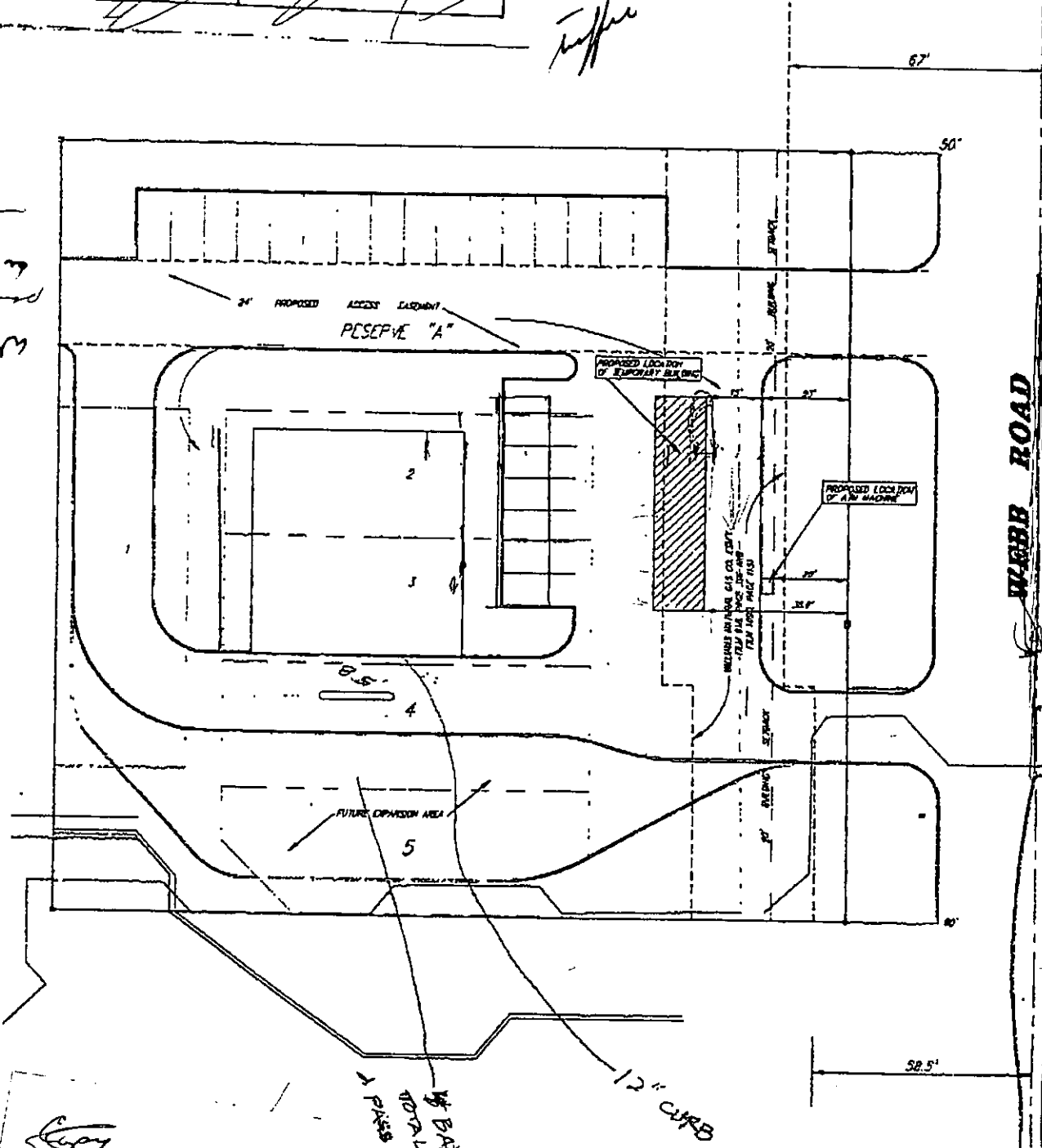
# EXHIBIT

Post-it Fax Note	7871	Date	# of pages
To	Phil Meyer	From	
Os/Dept.		Co.	
Phone #	263-4114	Phone #	
Fax #		Fax #	

left turns N-bound  
could possibly back  
traffic into Central



←  
regards to  
paved  
area



DECK?

FULL  
MEDJ

Left  
Aerial

← BERT'S  
NOT A  
1 PAVED UNITS

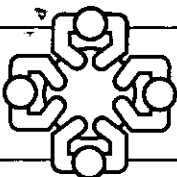
Attn:  
Phil  
Dietrich

Corporate Lakes Third

263-9241

**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
214-211-7771 • 9700 Quail • Dallas, Texas 75243

Requires Sidewalk replacement  
across fall footage



5/27/98

Mickey,

Bob called  
Bill McKinley.

I spoke with

Bill.

Bill confirmed that  
he had given Bob  
verbal approval for  
two drives.

I agreed to honor  
Bill's commitment.

Thanks  
Kevin

S F

Av. Units 206 Sr. 50  
9.55 Trips/Unit

$$\begin{array}{r} 195 \text{ lots} \\ \times 9.55 \\ \hline \end{array}$$

1862.25      Sur 1862 trips       $\approx \frac{1900}{\text{trips}}$   
931 In      931 Out

80% N  
20% S  
745  
744 SB RTJ

75 SB/RTJ  
= 1 hr

$\div 2$  drive

373 / drive  $\Rightarrow$  37 hour / drive

Drive in bank Trips / Ft<sup>2</sup>

265.21 Trips / 1000 Ft<sup>2</sup>

$$70 \times 70 = 4900 \text{ Ft}^2 \div 1000 = 4.9$$

$$265.21 \div 4.9 = 1299.5 \Rightarrow 1300 \text{ trips}$$

$$1300 \div 2 = 650 \text{ in} = 650 \text{ out}$$

50-50 split      325 N + 325 S

SB Rights 325

NB L&S 725      33 / hour

# EXHIBIT

*left turns at-board  
could possibly back  
traffic into Central*

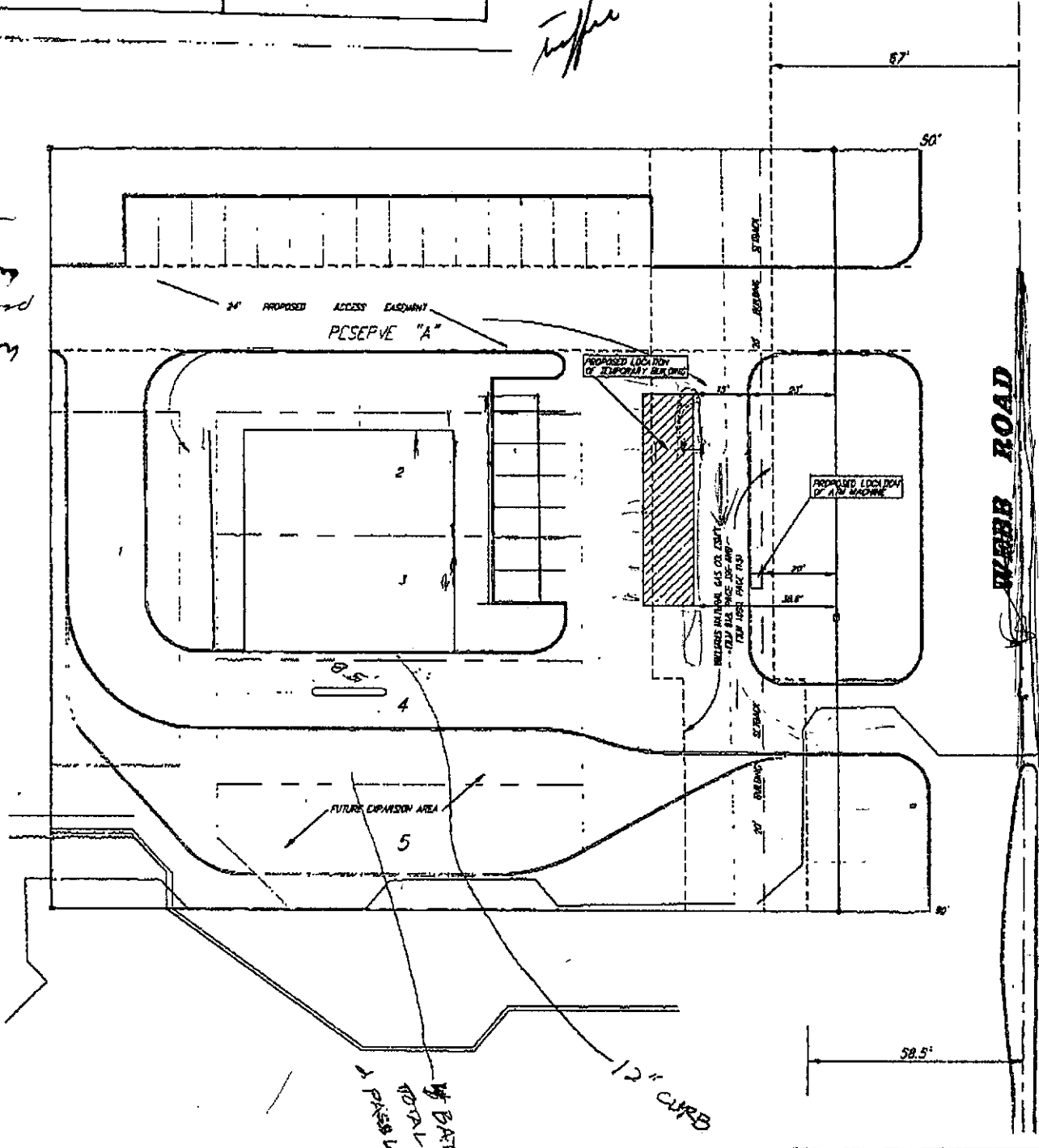
Post-it® Fax Note	7671	Date	# of pages
To	Phil Neyer	From	
Co./Dept.		Co.	
Phone #	268-9114	Phone #	
Fax #		Fax #	



*←  
changes in  
ground  
level*

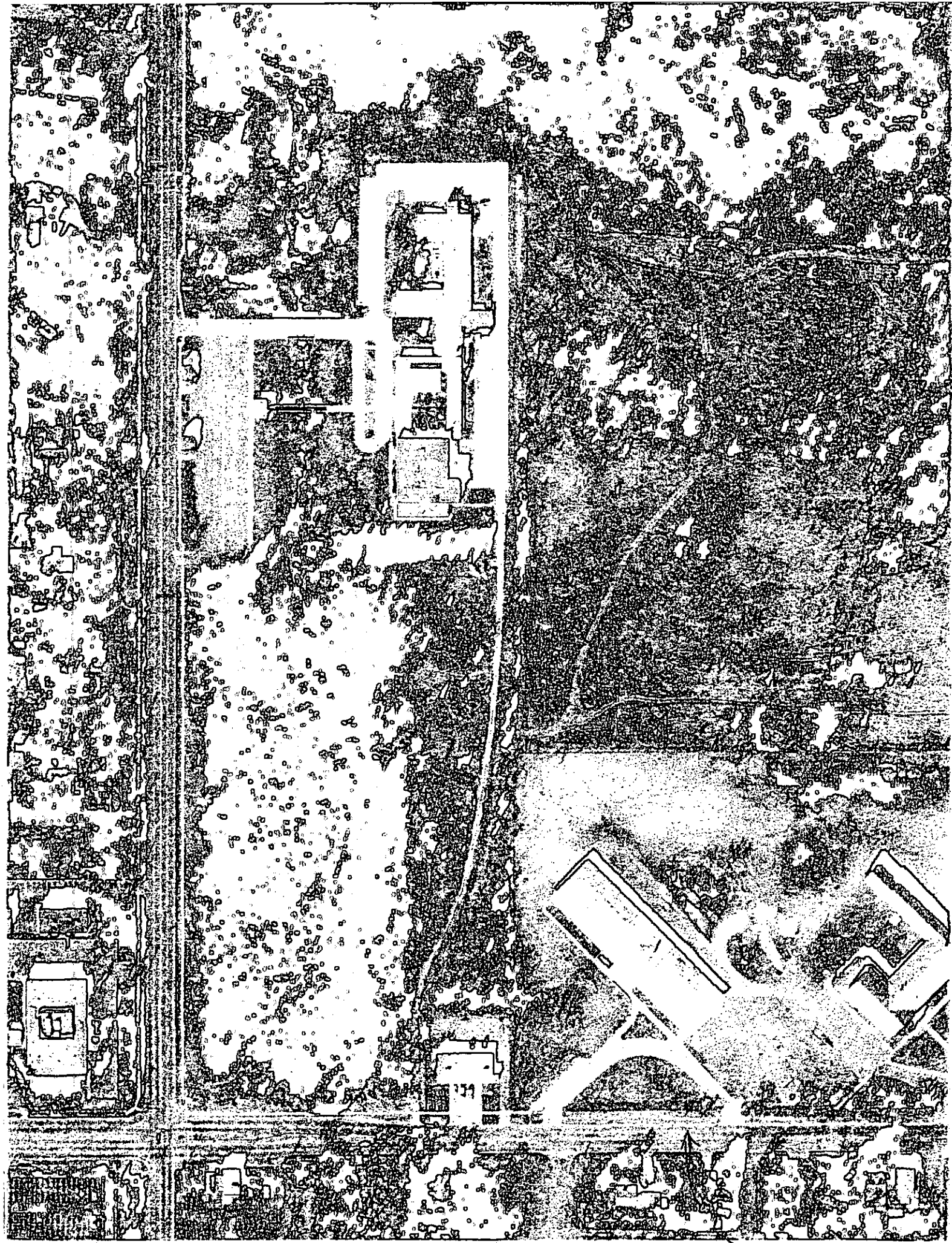
*DECEL?*

*FULL  
MEDIAN*



**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING & PLANNING  
 87-283-2771 • 210 Oak • Suite 200 • 01111

*Requires Sidewalk replacement  
across full frontage*



^ CENTRAL

1986 Aerial

Webb

