

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-29 -- DAVIS-MOORE 14TH ADDITION

OWNER/APPLICANT: Davis-Moore Real Estate LLC, 6215 E. Kellogg, Wichita, KS 67218

SURVEYOR/AGENT: K. E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: South side of Kellogg, West of Greenwich

SITE SIZE: 28.1 acres

NUMBER OF LOTS

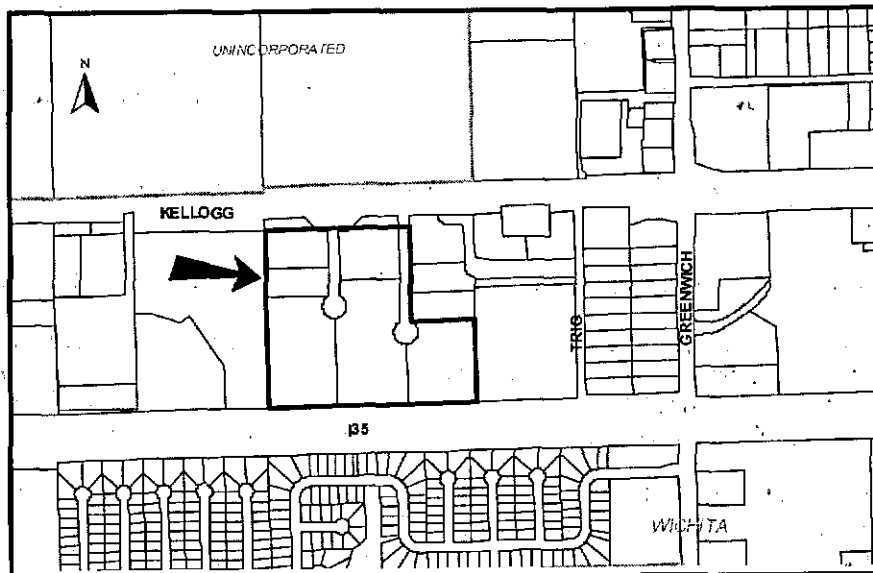
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 24.77 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is replat of portions of both the K.T. Wiedemann Business Park Addition and the Replat of the K.T. Wiedemann Business Park Addition. This plat includes the vacation of Wiedemann. The Wiedemann Business Park CUP (DP-88) was also approved for this site.

STAFF COMMENTS:

- A. **City Water Utilities Department** comments that City water is available. The existing sewer needs to be relocated. Building plans were submitted for review on 3/19/07 (the address is 10603 E Kellogg). Water plans for a private water project and sewer plans for a private sewer project have also been submitted for review. A project has also been submitted to relocate the existing sewer and extend water south from Kellogg for services.
- 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. If any drainage will be directed onto the Kansas Turnpike, a letter shall be provided from KTA indicating their agreement to accept such drainage.
- E. **Traffic Engineering** requests additional right-of-way along the east portion of the plat for the introduction of an off ramp. A right-of-way of 209' (as shown) is needed for the west 127' of frontage, tapering to an additional 20' of right-of-way at the east property line.
- F. The plat proposes two access openings along Kellogg. **Traffic Engineering** has approved the access controls with 300' separation between the openings. Complete access control to the Kansas Turnpike is needed.
- G. The road right-of-way width is needed on Chateau.
- H. **County Surveying** advises that measurement is needed from the monuments found to establish plat boundaries.
- I. **County Surveying** advises that the centerline of Chateau and the east and west rights-of-way need to be parallel.
- J. **County Surveying** advises that the South line of the 31' reciprocal easement needs to be located.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- N. A note shall be placed on the final plat tracing, indicating that this Addition is subject to the conditions of the Wiedemann Business Park CUP (DP-88).

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- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- Q. "Lots, a Block, a Reserve and a Street" shall be referenced in the plat's text.
- R. The City Council certification needs to be revised to reference Carl Brewer, Mayor.
- 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. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. 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.
- BB. 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). Please include the name of the plat on the disc.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/12/07)

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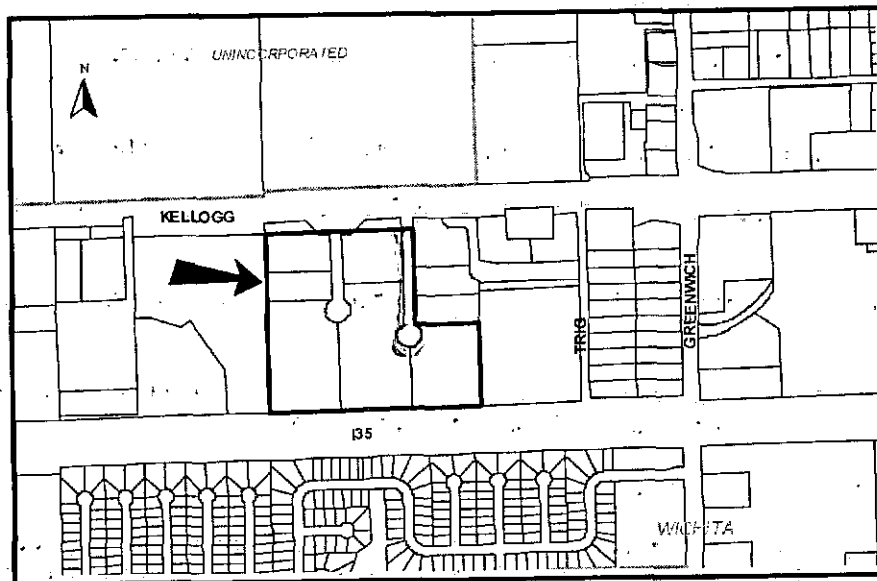
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Total:	1

MINIMUM LOT AREA: 24.77 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



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STAFF COMMENTS:

- A. **City Water Utilities Department** comments that City water is available. The existing sewer needs to be relocated. Building plans were submitted for review on 3/19/07 (the address is 10603 E Kellogg). Water plans for a private water project and sewer plans for a private sewer project have also been submitted for review.
- 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** has approved the applicant's drainage plan.
- D. Since drainage will be directed onto the Kansas Turnpike, a letter shall be provided from KTA indicating their agreement to accept such drainage.
- E. **Traffic Engineering** requests additional right-of-way for Kellogg along the east portion of the plat for the introduction of an off ramp. A right-of-way of 209' (as shown) is needed for the west 400' of frontage, tapering to an additional 20' of right-of-way at the east property line.

The final plat includes additional right-of-way as requested.

- F. The plat proposes two access openings along Kellogg. **Traffic Engineering** has approved the access controls with 300' separation between the openings.

The plat needs to reflect that access is allowed to Kellogg Drive, and not Kellogg/US 54. Complete access control to the Kansas Turnpike needs to be denoted.

- G. **County Surveying** advises that measurement is needed from the monuments found to establish plat boundaries.
- H. **County Surveying** has requested dimensions on the west side of Chateau need to be corrected.
- I. **County Surveying** has requested that the twenty-foot utility easement on the north needs to be located.
- J. **County Surveying** has requested at northwest corner of plat, the fifty-foot utility easement needs to be located.
- K. **County Surveying** has advised applicant that the plat shows double monuments at northeast, southeast and southwest corners of plat and dimensions are needed.
- L. The plat's text needs to describe purposes and ownership of Reserve A.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

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- O. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- P. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- Q. "Lots, a Block, a Reserve and a Street" shall be referenced in the plat's text.
- R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- S. 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.
- T. 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.)
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14th Add.

CLOSURE REPORT FOR DAVIS-MOORE ~~MAZDA~~

Arc Length: 398.35	Radius: 74.99	Delta: -5410.8287
Course: N 1587.7070 E	Distance: 405.53	
Course: S 03.2742 W	Distance: 527.57	
Course: N 1599.1397 W	Distance: 1325.21	
Course: N 03.2301 E	Distance: 1120.26	
Course: S 1599.1938 E	Distance: 399.75	
Course: S 1553.9483 E	Distance: 450.40	
Course: S 03.2348 W	Distance: 577.81	

Perimeter: 5204.88

Area: 1179615.65 sq. ft.	27.08 acres
Error of Closure: 0.003	Course: N 983.1465 E
Precision 1: 2037379.57	