

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-45 -- FALCON FALLS COMMERCIAL ADDITION

OWNER/APPLICANT: Heights, LLC, Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

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

LOCATION: Northwest corner of Hillside and 45th St. North

SITE SIZE: 20.46 acres

NUMBER OF LOTS

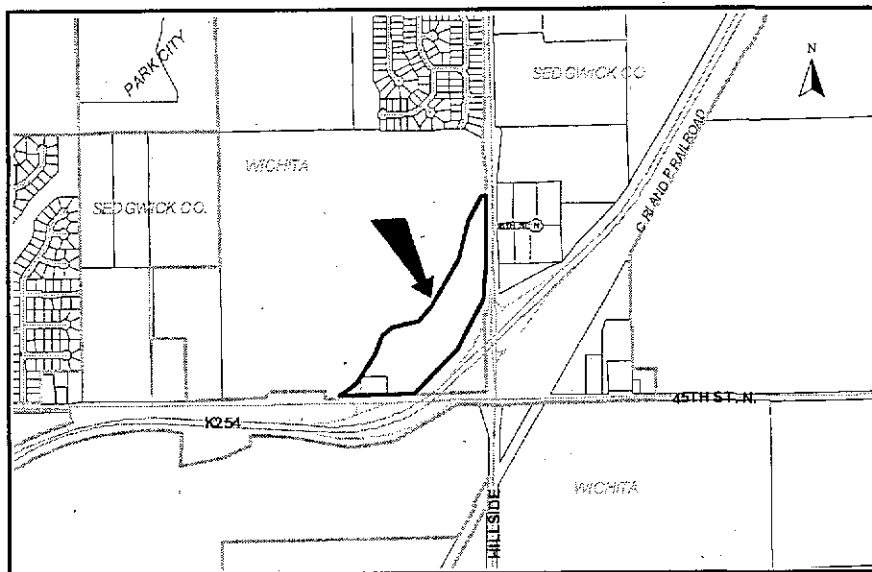
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.86 acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change has been approved by MAPC from SF-5, Single-Family Residential to LC, Limited Commercial. The Falcon Falls Commercial Community Unit Plan (CUP2005-14, DP-283) was also approved for the site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan.
- D. County Engineering requests the Applicant submit a guarantee for paving on 45th St. from the interchange to west line of plat.
- E. County Engineering requests the Applicant submit a guarantee for left and right turn lanes for the entrance to Lots 1 and 2, Block A on Hillside.
- F. County Engineering recommends closure of the median cut at the right-in right-out opening.
- G. An onsite benchmark is needed.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. The platting text shall include the standard floodway language.
- J. The access controls have been platted in accordance with the CUP. The plat proposes two openings along 45th St. North, and one opening for each lot along Hillside. The access controls have been approved. KDOT should comment on access control on 45th St. North.
- K. 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.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- M. 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.

- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - FALCON FALLS COMMERCIAL ADDITION

PT 01	North: 9538.0840		East : 15374.7300
Line	Course: S 00-12-19 E	Length: 680.3800	
PT 02	North: 8857.7084		East : 15377.1677
Line	Course: S 06-54-41 W	Length: 322.3800	
PT 03	North: 8537.6710		East : 15338.3743
Line	Course: S 26-52-41 W	Length: 212.1000	
PT 04	North: 8348.4840		East : 15242.4854
Line	Course: S 26-53-41 W	Length: 330.2000	
PT 05	North: 8053.9987		East : 15093.1186
Line	Course: S 45-22-41 W	Length: 612.5500	
PT 06	North: 7623.7278		East : 14657.1318
Line	Course: S 89-39-55 W	Length: 715.6900	
PT 07	North: 7619.5467		East : 13941.4540
Line	Course: N 59-01-12 E	Length: 157.0600	
PT 08	North: 7700.3916		East : 14076.1089
Line	Course: N 43-58-19 E	Length: 75.0000	
PT 09	North: 7754.3676		East : 14128.1819
Line	Course: N 30-15-17 E	Length: 320.0000	
PT 10	North: 8030.7817		East : 14289.4123
Line	Course: N 22-05-36 E	Length: 168.0000	
PT 11	North: 8186.4459		East : 14352.5999
Line	Course: N 49-33-27 E	Length: 120.0000	
PT 12	North: 8264.2880		East : 14443.9268
Line	Course: N 74-59-22 E	Length: 270.0000	
PT 13	North: 8334.2172		East : 14704.7139
Line	Course: N 44-22-19 E	Length: 180.0000	
PT 14	North: 8462.8839		East : 14830.5903
Line	Course: N 29-21-37 E	Length: 540.3000	
PT 15	North: 8933.7845		East : 15095.4992
Line	Course: N 15-31-04 E	Length: 385.2600	
PT 16	North: 9305.0008		East : 15198.5706
Line	Course: N 26-42-26 E	Length: 260.6800	
PT 17	North: 9537.8701		East : 15315.7284
Line	Course: N 89-47-41 E	Length: 59.0000	
PT 01	North: 9538.0815		East : 15374.7281

