

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

**CASE NUMBER:** SUB 2008-04 -- FOLIAGE CENTER 2<sup>nd</sup> ADDITION

**OWNER/APPLICANT:** Beech Lake Investment, LLC, Attn: Johnny Stevens, Steve Clark, 1223 N. Rock Road, Bldg. H, #200, Wichita, KS 67206

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** North of 13th St. North, west side of Webb Road (District II)

**SITE SIZE:** 1.4 acres

**NUMBER OF LOTS**

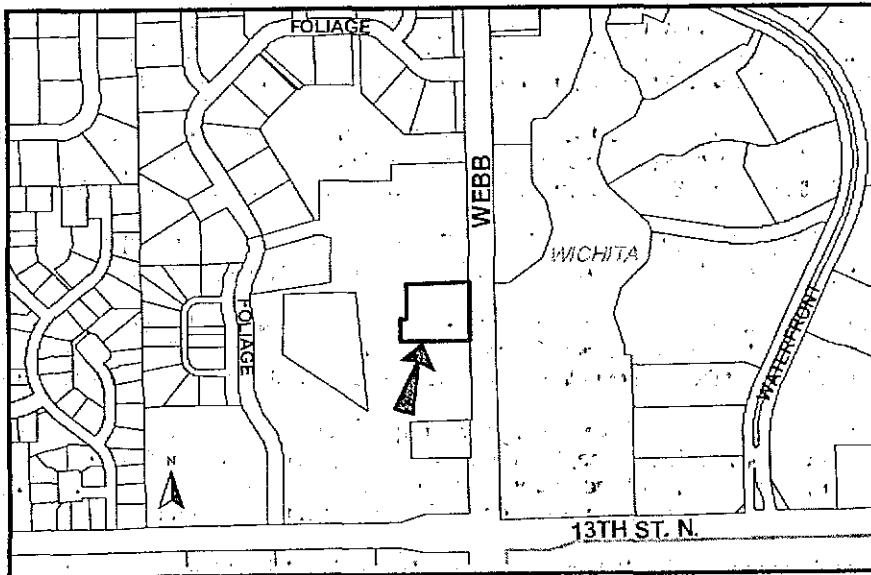
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.4 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** NO, Neighborhood Office

**VICINITY MAP**



NOTE: This is an unplatted site located within the City of Wichita. A zone change (ZON 2008-04) has been requested from SF-5, Single-Family Residential to NO, Neighborhood Office.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. City Water Utilities Department advises that sewer is available on Webb Rd. A private easement is needed for the existing private service line for the property to the west or the private service line needs to be relocated. Water needs to be extended. (The 30" lock joint main in Webb Rd. is not available for individual services).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the drainage plan.
- E. Traffic Engineering has approved the access controls. One opening along Webb Road is approved along the north property line.
- F. 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.
- G. 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.
- H. The platlor'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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. 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.

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- Q. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

## Foliage Center Second Addition

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Parcel Closure

Project: J:\CIVIL\04274\

COGO Revisions: none

Date: Thursday, February 28 2008

Client Contact: Johnny Stevens

### Parcel name: Final Plat Boundary

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Line Course: N 89-05-03.0 E Length: 312.187	North: 1695370.610	East : 1680680.348
Line Course: S 00-53-34.9 E Length: 232.509	North: 1695375.600	East : 1680992.495
Line Course: S 89-06-25.5 W Length: 338.417	North: 1695143.119	East : 1680996.118
Line Course: N 00-53-35.0 W Length: 87.922	North: 1695137.846	East : 1680657.743
Line Course: N 89-04-47.0 E Length: 26.230	North: 1695225.757	East : 1680656.372
Line Course: N 89-04-47.0 E Length: 26.230	North: 1695226.178	East : 1680682.599
Line Course: N 00-53-35.0 W Length: 144.450	North: 1695370.611	East : 1680680.347

Perimeter: 1141.715 Area: 74,873 sq.ft. 1.71 acres

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

Error Closure: 0.000 Course: N 20-36-15.9 W

Error North: 0.0004 East : -0.0001

Precision 1: 1,141,715,000.000

### Parcel name: Street Dedication

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Line Course: N 89-05-03.0 E Length: 60.000	North: 1695374.641	East : 1680932.503
Line Course: S 00-53-34.9 E Length: 232.509	North: 1695375.600	East : 1680992.495
Line Course: S 89-06-25.5 W Length: 60.000	North: 1695143.119	East : 1680996.119
Line Course: N 00-53-34.9 W Length: 232.485	North: 1695142.184	East : 1680936.126
Line Course: N 89-05-03.0 E Length: 60.000	North: 1695374.641	East : 1680932.503

Perimeter: 584.994 Area: 13,949 sq.ft. 0.32 acres

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

Error Closure: 0.000 Course: S 69-10-25.4 W

Error North: -0.0000 East : -0.0000

Precision 1: 584,994,000.000

### Parcel name: Lot 1, Block 1 - p1B1L1

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Line Course: S 89-06-25.5 W Length: 278.417	North: 1695142.184	East : 1680936.126
Line Course: N 00-53-35.0 W Length: 87.922	North: 1695137.845	East : 1680657.743

Line Course: N 89-04-47.0 E Length: 26.230	North: 1695225.757	East : 1680656.372
Line Course: N 00-53-35.0 W Length: 144.450	North: 1695226.178	East : 1680682.599
Line Course: N 89-05-03.0 E Length: 252.187	North: 1695370.610	East : 1680680.348
Line Course: S 00-53-34.9 E Length: 232.485	North: 1695374.641	East : 1680932.502
	North: 1695142.185	East : 1680936.126

Perimeter: 1021.691 Area: 60,923 sq.ft. 1.39 acres

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

Error Closure: 0.000 Course: N 19-54-30.2 W  
 Error North: 0.0004 East : -0.0001  
 Precision 1: 1,021,691,000.000