

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-86 -- GOLDEN CORRAL ADDITION

OWNER/APPLICANT: Cinemas Associates, Attn: Bill Warren, P.O. Box 782560, Wichita, KS 67278-2560; (contract purchaser) Corral Group, L.P., 7750 N. MacArthur Blvd., Suite 120-221, Irving, TX 75063

AGENT: Leisa Lowry, J.P. Weigand & Sons, 150 N. Market, Wichita, KS 67202

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

LOCATION: West of Greenwich, North side of Kellogg

SITE SIZE: 2.11 acres

NUMBER OF LOTS

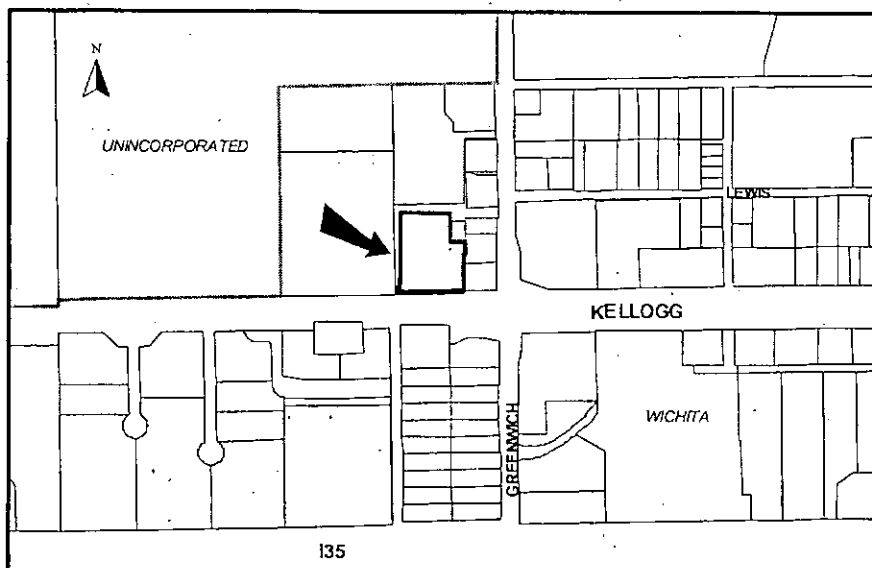
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2.11 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Sewer services are available. The applicant shall guarantee the extension of City water to serve the site.
- 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. A copy of the ingress/egress easement to the west that provides access to Lot 1 shall be provided.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- F. 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.
- 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 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.
- 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. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

CLOSURE

CLOSURE - GOLDEN CORRAL ADDITION

PT 01	North: 7399.1651	East :	9433.0241
Line	Course: S 00-00-07 W	Length:	217.3100
PT 02	North: 7181.8551	East :	9433.0167
Line	Course: S 00-07-58 W	Length:	22.7700
PT 03	North: 7159.0852	East :	9432.9640
Line	Course: S 89-48-22 W	Length:	355.7800
PT 04	North: 7157.8812	East :	9077.1860
Line	Course: N 00-16-31 W	Length:	42.4600
PT 05	North: 7200.3407	East :	9076.9820
Line	Course: N 60-03-57 W	Length:	31.0000
PT 06	North: 7215.8099	East :	9050.1174
Line	Course: N 00-02-30 E	Length:	434.7000
PT 07	North: 7650.5098	East :	9050.4336
Line	Course: N 89-44-14 E	Length:	294.0000
PT 08	North: 7651.8581	East :	9344.4305
Line	Course: S 00-09-31 E	Length:	170.5200
PT 09	North: 7481.3388	East :	9344.9025
Line	Course: N 89-47-49 E	Length:	98.0600
PT 10	North: 7481.6863	East :	9442.9619
Line	Course: S 00-03-06 W	Length:	82.5900
PT 11	North: 7399.0963	East :	9442.8874
Line	Course: N 89-38-27 W	Length:	9.8600
PT 01	North: 7399.1581	East :	9433.0276