

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-12 -- GREAT PLAINS BUSINESS PARK SECOND ADDITION (REPLAT)

OWNER/APPLICANT: Great Plains Ventures, Inc., 5200 E. 35th St. North, Wichita, KS 67220

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: East of Oliver, North of K-96

SITE SIZE: 44 Acres

NUMBER OF LOTS

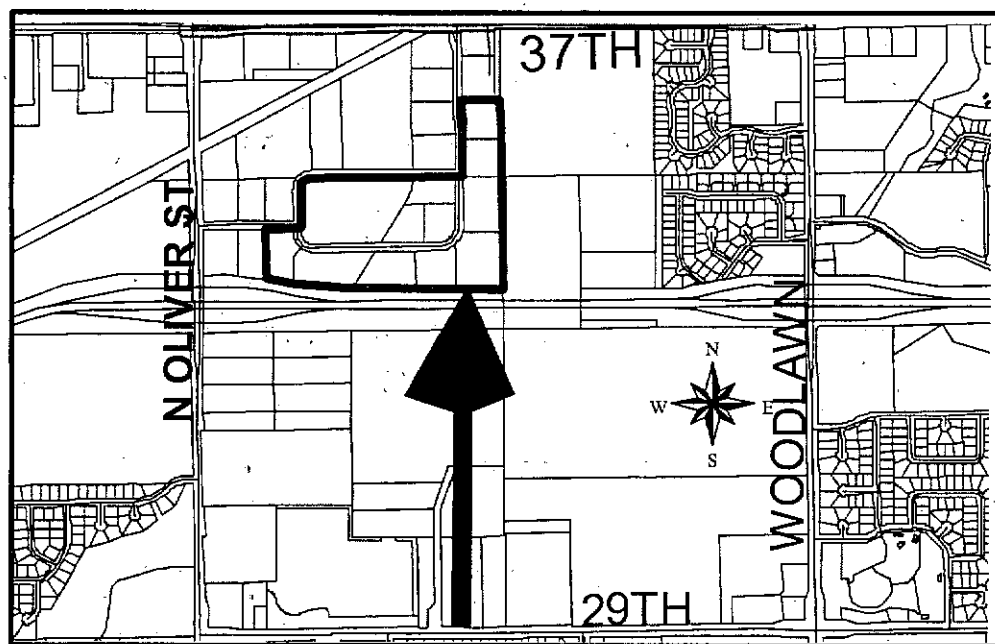
Residential:	
Office:	
Commercial:	
Industrial:	13
Total:	13

MINIMUM LOT AREA: 1.66 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Great Plains Business Park Second Addition consisting of a revised street layout and two additional lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- 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 concept.
- D. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. **City Engineering** needs to comment if the floodway shall be platted as a floodway reserve.
- F. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- G. The final plat shall reference the dedication of access controls in the plat's text.
- H. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- I. The **City Fire Department/GIS** needs to comment on the plat's street names. ***GIS requests that the street suffixes be labeled with abbreviations (e.g. 34TH St. N)***
- J. 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.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.

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

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 2/28/02)

CASE NUMBER: SUB 2002-12 -- GREAT PLAINS BUSINESS PARK 3rd ADDITION

OWNER/APPLICANT: Great Plains Ventures, Inc., 5200 E. 35th St. North, Wichita, KS 67220

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: East of Oliver, North of K-96

SITE SIZE: 44 Acres

NUMBER OF LOTS

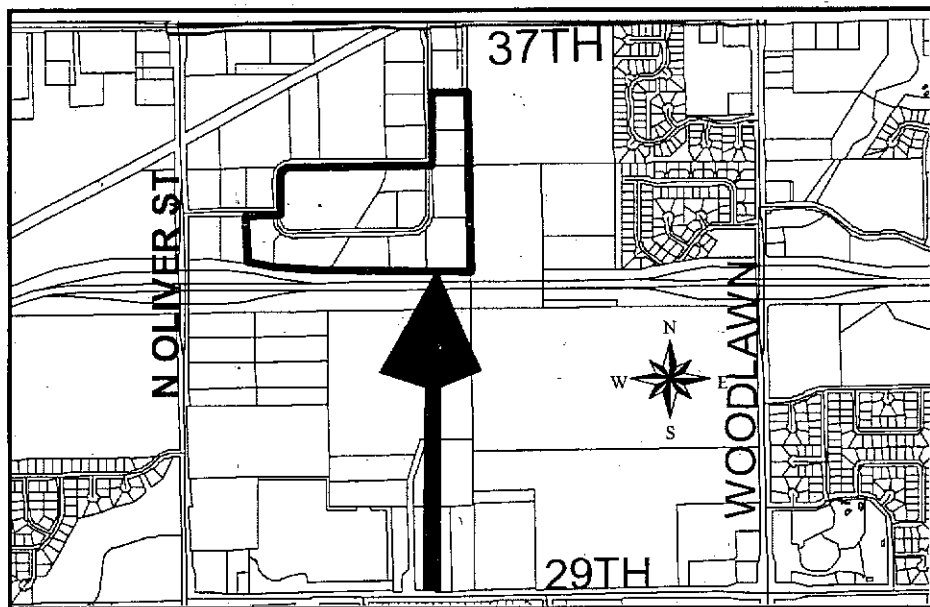
Residential:	
Office:	
Commercial:	
Industrial:	13
Total:	13

MINIMUM LOT AREA: 1.66 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Great Plains Business Park 2nd Addition consisting of a revised street layout and two additional lots.

Planning Staff recommends approval of the plat.

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 Engineering** needs to comment on the status of the applicant's drainage plan.
- D. As the drainage plan indicates drainage directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- F. The **City Fire Department/GIS** needs to comment on the plat's street names. **The street names are approved.**
- G. The Applicant shall provide documentation of the location of the easements listed in the platting binder. If located on this site, these easements shall be shown on the final plat tracing or verification provided that they are off-site or have been released or adequately covered by other easements. If applicable, proper reference to their vacation by this plat shall be made in the surveyor's or platlor's text.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. **County Surveying** has advised that the utility easement along north line of lot 1, Block 2 needs to be located with respect to north property line.
- J. 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.
- K. 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.)
- L. 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.

SUB 2002-12 -- Final Plat of GREAT PLAINS BUSINESS PARK 3rd ADDITION

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- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

Boundary Closure

Great Plains Business Park 3rd Addition

February 21, 2002

Course: N 00-02-55 W	Distance: 330.00	
Course: S 89-56-38 E	Distance: 330.00	
Course: S 00-02-55 E	Distance: 1304.23	
Course: N 89-31-59 W	Distance: 1359.87	
Course: N 82-40-33 W	Distance: 685.94	
Course: N 00-00-00 E	Distance: 443.28	
Course: S 90-00-00 E	Distance: 310.00	
Course: N 00-00-00 E	Distance: 334.01	
Arc Length: 157.18	Radius: 100.00	Delta: 90-03-22
Course: S 89-56-38 E	Distance: 1299.24	

Perimeter: 6553.75

Area: 1916524.66 44.00 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.008 Course: N 31-29-34 E

Precision 1: 781592.42