

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-37 -- GREENWICH OFFICE PARK ADDITION

OWNER/APPLICANT: Greenwich 13, LLC, Attn: George Laham, 150 N. Market, Wichita, KS 67202

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Rd., Wichita, KS 67206

LOCATION: North side of 13th St. North, West of Greenwich Road

SITE SIZE: 15.06 acres

NUMBER OF LOTS

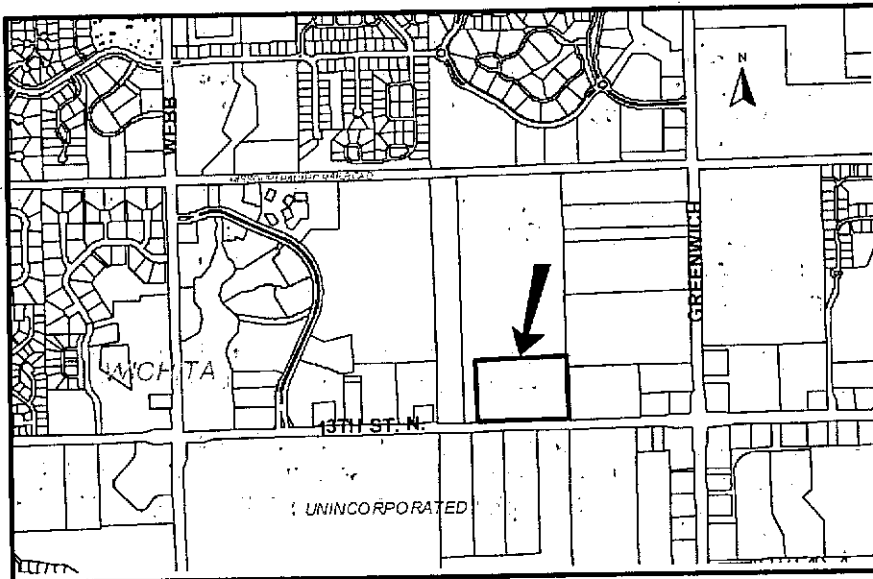
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 3.76 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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 applicant's drainage plan.
- E. A note on the plat references access controls as being in accordance with minimum spacing standards of the access management regulations.
- F. A cross-lot access agreement shall be provided that permits cross-lot access through Lot 2 for the benefit of Lot 1.
- G. The applicant has indicated that he is in the process of having a blanket pipeline easement confined. A recorded copy of the release/confinement of the easement shall be submitted.
- H. 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.
- I. 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.
- J. 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.
- K. 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.)
- 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.
- 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.

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- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.
- R. 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.

Greenwich Office Park Addition – “Phase 1”

Parcel Closure

Project: J:\CIVIL\07063\

COGO Revisions: Monday, June 05, 2006

Date: Monday, July 02, 2007

COGO PC Project: None

Client Contact: Geroge Laham

Parcel name: Final Plat Boundary pre street dedication - p1FPB1

Line Course: N 01-00-39.2 W Length: 705.001	North: 1694436.284	East: 1684041.898
Line Course: N 88-53-46.3 E Length: 931.151	North: 1695141.176	East: 1684029.460
Line Course: S 00-54-24.4 E Length: 705.004	North: 1695159.113	East: 1684960.438
Line Course: S 88-53-46.3 W Length: 929.870	North: 1694454.198	East: 1684971.596
	North: 1694436.285	East: 1684041.898

Perimeter: 3271.026 Area: 656,009 sq.ft. 15.05 acres

Mapcheck Closure - (Uses listed courses and chords).

Error Closure: 0.000 Course:: N 12-54-25.5 W

North: 0.0002 East: -0.0001

Precision 1: 3,271,026,000.000

Parcel name: Final Plat Boundary post street dedication - p1FPB2

Line Course: N 01-00-39.2 W Length: 645.001	North: 1694496.275	East: 1684040.840
Line Course: N 88-53-46.3 E Length: 931.151	North: 1695141.176	East: 1684029.460
Line Course: S 00-54-24.4 E Length: 645.004	North: 1695159.113	East: 1684960.438
Line Course: S 88-53-46.3 W Length: 929.979	North: 1694514.190	East: 1684970.646
	North: 1694496.275	East: 1684040.840

Perimeter: 3151.135 Area: 600,214 sq.ft. 13.77 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course:: S 35-48-04.1 W

North: -0.0000 East: -0.0000

Precision 1: 3,151,135,000.000

Parcel name: RESERVE “A” - p1RES1

Line Course: S 88-53-46.3 W Length: 60.000	North: 1694497.431	East: 1684100.829
Line Course: N 01-00-39.2 W Length: 60.000	North: 1694496.275	East: 1684040.840
	North: 1694556.266	East: 1684039.781

Line Course: S 46-03-26.5 E Length: 84.784

North: 1694497.431 East: 1684100.829

Perimeter: 204.784 Area: 1,799 sq.ft. 0.04 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course:: N 83-44-31.5 E

North: 0.0000 East: 0.0000

Precision 1: 204,784,000.000

Parcel name: RESERVE "B" - p1RES2

North: 1694737.075 East: 1684293.248

Curve Length: 97.514 Radius: 1000.000
Delta: 5-35-13.7 Tangent: 48.796
Chord: 97.475 Course:: N 89-00-22.6 E
Course In: S 03-47-14.3 E Course Out: N 01-47-59.4 E
RP North: 1693739.259 East: 1684359.301
End North: 1694738.766 East: 1684390.708

Curve Length: 86.371 Radius: 862.000
Delta: 5-44-27.4 Tangent: 43.222
Chord: 86.335 Course:: N 88-55-45.7 E
Course In: N 01-47-59.4 E Course Out: S 03-56-28.0 E
RP North: 1695600.341 East: 1684417.782
End North: 1694740.379 East: 1684477.028

Line Course: N 03-56-28.0 W Length: 32.000

North: 1694772.303 East: 1684474.829

Curve Length: 155.873 Radius: 830.000
Delta: 10-45-36.4 Tangent: 78.167
Chord: 155.645 Course:: N 88-33-39.8 W
Course In: N 03-56-28.0 W Course Out: S 06-49-08.4 W
RP North: 1695600.341 East: 1684417.782
End North: 1694776.212 East: 1684319.233

Curve Length: 136.824 Radius: 520.000
Delta: 15-04-33.0 Tangent: 68.809
Chord: 136.430 Course:: S 89-16-51.9 W
Course In: S 06-49-08.4 W Course Out: N 08-15-24.6 W
RP North: 1694259.890 East: 1684257.491
End North: 1694774.500 East: 1684182.813

Curve Length: 147.293 Radius: 1280.000
Delta: 6-35-35.4 Tangent: 73.728
Chord: 147.211 Course:: S 85-02-23.1 W
Course In: N 08-15-24.6 W Course Out: S 01-39-49.2 E
RP North: 1696041.232 East: 1683998.992
End North: 1694761.772 East: 1684036.154

Line Course: S 01-00-39.2 E Length: 50.003

North: 1694711.776 East: 1684037.036

Curve Length: 168.449 Radius: 1330.000
Delta: 7-15-24.1 Tangent: 84.337
Chord: 168.336 Course:: N 84-43-57.1 E
Course In: N 01-38-20.9 W Course Out: S 08-53-45.0 E
RP North: 1696041.232 East: 1683998.992
End North: 1694727.230 East: 1684204.661

Curve Length: 89.161 Radius: 1000.000
Delta: 5-06-30.7 Tangent: 44.610
Chord: 89.131 Course:: N 83-39-30.4 E
Course In: S 08-53-45.0 E Course Out: N 03-47-14.3 W
RP North: 1693739.259 East: 1684359.300
End North: 1694737.075 East: 1684293.247

Perimeter: 963.487 Area: 18,736 sq.ft. 0.43 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course:: N 86-54-20.6 W
North: 0.0001 East: -0.0011
Precision 1: 962,566.000

Parcel name: Block 1, Lot 1 - p1B1L1

Line Course: N 01-06-13.7 W Length: 377.383 North: 1694772.303 East: 1684474.829
Line Course: S 88-53-46.3 W Length: 438.180 North: 1695149.616 East: 1684467.559
Line Course: S 01-00-39.2 E Length: 379.463 North: 1695141.175 East: 1684029.460
North: 1694761.771 East: 1684036.155

Curve Length: 147.293 Radius: 1280.000
Delta: 6-35-35.4 Tangent: 73.728
Chord: 147.211 Course:: N 85-02-23.1 E
Course In: N 01-39-49.2 W Course Out: S 08-15-24.6 E
RP North: 1696041.232 East: 1683998.994
End North: 1694774.500 East: 1684182.815

Curve Length: 136.824 Radius: 520.000
Delta: 15-04-33.0 Tangent: 68.809
Chord: 136.430 Course:: N 89-16-51.9 E
Course In: S 08-15-24.6 E Course Out: N 06-49-08.4 E
RP North: 1694259.890 East: 1684257.492
End North: 1694776.212 East: 1684319.234

Curve Length: 155.873 Radius: 830.000
Delta: 10-45-36.4 Tangent: 78.167
Chord: 155.645 Course:: S 88-33-39.8 E
Course In: N 06-49-08.4 E Course Out: S 03-56-28.0 E
RP North: 1695600.340 East: 1684417.783
End North: 1694772.303 East: 1684474.830

Perimeter: 1635.017 Area: 163,692 sq.ft. 3.75 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course:: S 80-18-37.3 E
North: -0.0002 East: 0.0010
Precision 1: 1,634,312.000

Parcel name: Block 1, Lot 2 - p1B1L2

North: 1694737.075 East: 1684293.248

Curve Length: 89.161 Radius: 1000.000
 Delta: 5-06-30.7 Tangent: 44.610
 Chord: 89.131 Course:: S 83-39-30.4 W
 Course In: S 03-47-14.3 E Course Out: N 08-53-45.0 W
 RP North: 1693739.259 East: 1684359.301
 End North: 1694727.230 East: 1684204.662
 Curve Length: 168.449 Radius: 1330.000
 Delta: 7-15-24.1 Tangent: 84.337
 Chord: 168.336 Course:: S 84-43-57.1 W
 Course In: N 08-53-45.0 W Course Out: S 01-38-20.9 E
 RP North: 1696041.232 East: 1683998.993
 End North: 1694711.776 East: 1684037.037
 Line Course: S 01-00-39.2 E Length: 155.535

North: 1694556.265 East: 1684039.781
 North: 1694497.431 East: 1684100.828
 North: 1694501.226 East: 1684297.792
 North: 1694737.075 East: 1684293.248

Line Course: S 46-03-26.5 E Length: 84.784

Line Course: N 88-53-46.3 E Length: 197.000

Line Course: N 01-06-13.7 W Length: 235.893

Perimeter: 930.821 Area: 55,786 sq.ft. 1.28 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course:: S 04-26-49.3 W
 North: -0.0005 East: -0.0000
 Precision 1: 930,679.000

Parcel name: Block 1, Lot 3 - p1B1L3

Curve Length: 97.514 Radius: 1000.000
 Delta: 5-35-13.7 Tangent: 48.796
 Chord: 97.475 Course:: N 89-00-22.6 E
 Course In: S 03-47-14.3 E Course Out: N 01-47-59.4 E
 RP North: 1693739.259 East: 1684359.301
 End North: 1694738.766 East: 1684390.708
 Curve Length: 86.371 Radius: 862.000
 Delta: 5-44-27.4 Tangent: 43.222
 Chord: 86.335 Course:: N 88-55-45.7 E
 Course In: N 01-47-59.4 E Course Out: S 03-56-28.0 E
 RP North: 1695600.341 East: 1684417.782
 End North: 1694740.379 East: 1684477.028
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North: 1694737.075 East: 1684293.248
 North: 1694772.303 East: 1684474.829
 North: 1695149.616 East: 1684467.559
 North: 1695159.113 East: 1684960.438
 North: 1694514.190 East: 1684970.646
 North: 1694501.225 East: 1684297.792

Line Course: N 01-06-13.7 W Length: 377.383

Line Course: N 88-53-46.3 E Length: 492.971

Line Course: S 00-54-24.4 E Length: 645.004

Line Course: S 88-53-46.3 W Length: 672.979

Line Course: N 01-06-13.7 W Length: 235.893

North: 1694737.075 East: 1684293.247

Perimeter: 2640.115 Area: 360,199 sq.ft. 8.26 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course:: S 17-11-06.5 W

North: -0.0007 East: -0.0002

Precision 1: 2,640,040.000



MKEC ENGINEERING CONSULTANTS, INC.

411 North Webb Road
Wichita, Kansas 67206
T 316.684.9600 F 316.684.5100
LETTER OF TRANSMITTAL

PROJECT: Waterfront Commercial, Waterfront Residential & Greenwich Office Park
PROJECT NO: 06266/07075
DATE: April 16, 2007
TO: Mr. Scott Lindebak
City of Wichita – Engineering
455 North Main – 7th Floor
Wichita, Kansas 67202

We are sending you the following items:

Attached
 Under separate cover
 Via Delivery

Drawings Specifications Maps
 Computer Disks Petitions Other

COMMENTS: Sending one (1) copy of the Drainage Report along with a CD of the electronic files for the above referenced project.

For Your Approval As Requested
 For Your Use For Your Files
 Approved As Noted For Review and Comment

REMARKS: Please feel free to contact us with any questions you might have.

Signed: Kara Anderson by cw
Kara Anderson, P.E.

CC: