

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION  
STAFF REPORT  
(One-Step Final Plat)**

**AGENDA ITEM NO. 6  
NOVEMBER 13, 2003**

**CASE NUMBER:** SUB 2003-127 -- HARVEST RIDGE COMMERCIAL ADDITION

**OWNER/APPLICANT:** John E. Dugan Family Partnership, LP, Marilyn Dugan, 2416 Morning Dew, Wichita, KS 67205

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

**LOCATION:** Northwest corner of K-42 and Maize Road

**SITE SIZE:** 14.94 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial:	<u>5</u>
Total:	<u>5</u>

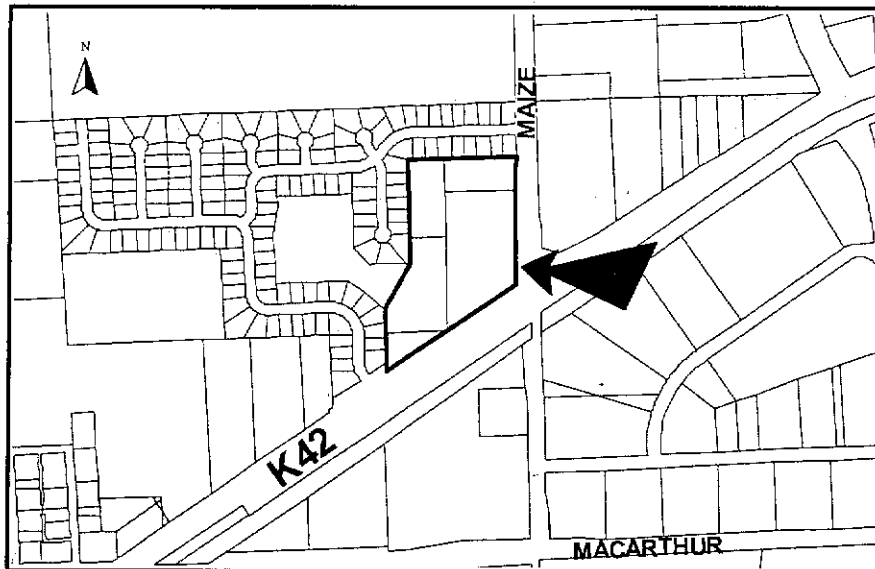
**MINIMUM LOT AREA:** 1.15 acres

**CURRENT ZONING:** LI, Limited Industrial, SF-5, Single-Family Residential

**PROPOSED ZONING:** LI, Limited Industrial

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**VICINITY MAP**



**SUB.2003-127 -- One-Step Final Plat of HARVEST RIDGE COMMERCIAL ADDITION**  
**November 13, 2003 - Page 2**

**NOTE:** This is an unplatted site located within the City. The western portion of the site has been approved for a zone change (ZON 2003-31) from SF-5, Single-Family Residential to LI, Limited Industrial.

**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 plan.
- D. If any drainage will be directed onto K-42, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. Left turn lanes are needed.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Maize Road from Maize Drive, including one temporary opening. The north opening shall be limited to rights-in/out. The south opening shall be closed.
- G. 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."
- H. 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.
- 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 platator'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.

- 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 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. 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 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.

STAFF REPORT  
(Revised One-Step Final Plat)

**CASE NUMBER:** SUB 2003-127 -- HARVEST RIDGE COMMERCIAL ADDITION

**OWNER/APPLICANT:** Marilyn Dugan, 2416 Morning Dew, Wichita, KS 67205

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

**LOCATION:** North side of K-42, West of Maize Road

**SITE SIZE:** 6.69 Acres

**NUMBER OF LOTS**

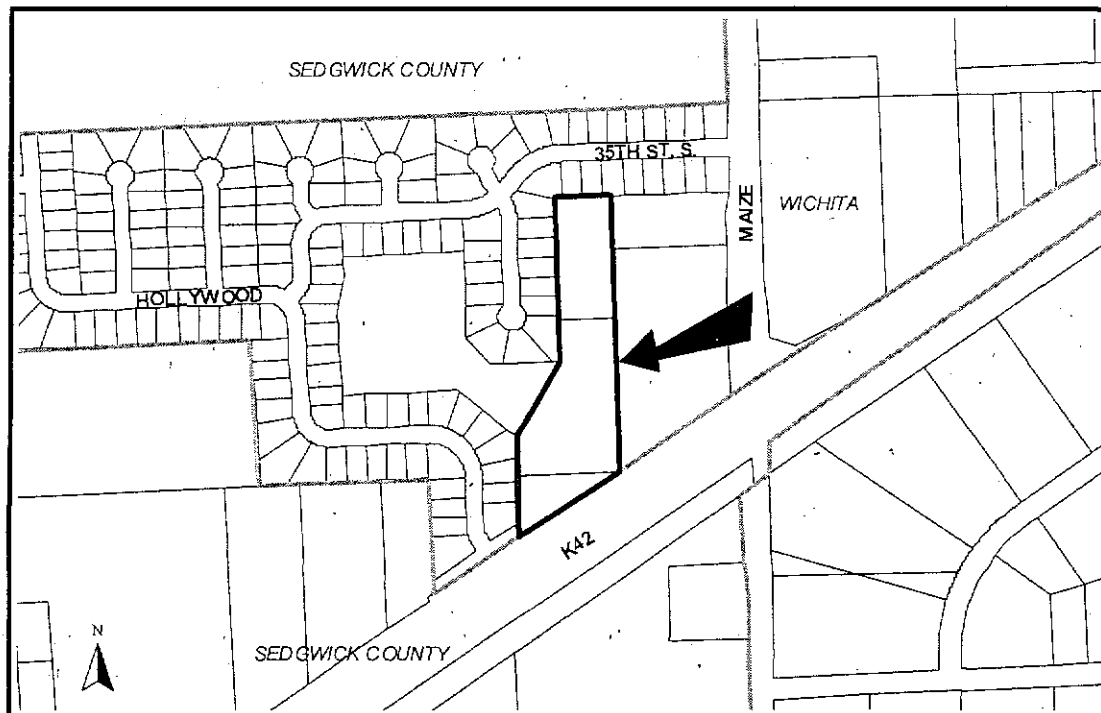
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 6.69 Acres

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

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



**NOTE:** This is unplatted property located within the City of Wichita. The site has been approved for a zone change (ZON 2003-31) from SF-5, Single-Family Residential to LI, Limited Industrial subject to platting.

This revised plat has eliminated the portion of the site adjoining Maize Road.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. City Environmental Health needs to comment of the potential use of temporary on-site facilities prior to the availability of public water and sewer. *A memorandum shall be obtained specifying approval of the proposed temporary facilities.*
- 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. Since drainage will be directed onto K-42, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- F. The Applicant shall guarantee the paving of the turnaround.
- G. Traffic Engineering has requested a cross-lot access agreement with the property to the east.
- 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 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.
- J. 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.
- K. 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.
- 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.

**SUB 2003-127 -- Revised One-Step Final Plat of HARVEST RIDGE COMMERCIAL ADDITION**  
**April 29, 2004 - Page 3**

- 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.
- 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 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.
- 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 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.

CLOSURE

CLOSURE - HARVEST RIDGE COMMERCIAL ADDITION

PT 01	North: 5771.1664	East :	8769.4043
Line	Course: S 00-00-00 W	Length:	1019.1800
PT 02	North: 4751.9864	East :	8769.4043
Line	Course: S 57-29-00 W	Length:	433.5400
PT 03	North: 4518.9392	East :	8403.8281
Line	Course: N 00-00-00 E	Length:	389.5700
PT 04	North: 4908.5092	East :	8403.8281
Line	Course: N 31-17-00 E	Length:	309.2300
PT 05	North: 5172.7802	East :	8564.4022
Line	Course: N 00-00-00 E	Length:	598.3900
PT 06	North: 5771.1702	East :	8564.4022
Line	Course: S 90-00-00 E	Length:	205.0000
PT 01	North: 5771.1702	East :	8769.4022