

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2003-02 -- HEARTLAND PREPAREDNESS CENTER

**OWNER/APPLICANT:** City of Wichita, Public Works, Eighth Floor, Attn: Norman Jakovac,  
455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS  
67203

**LOCATION:** East of I-135, North and south side of 27th Street North

**SITE SIZE:** 37.38 acres

**NUMBER OF LOTS**

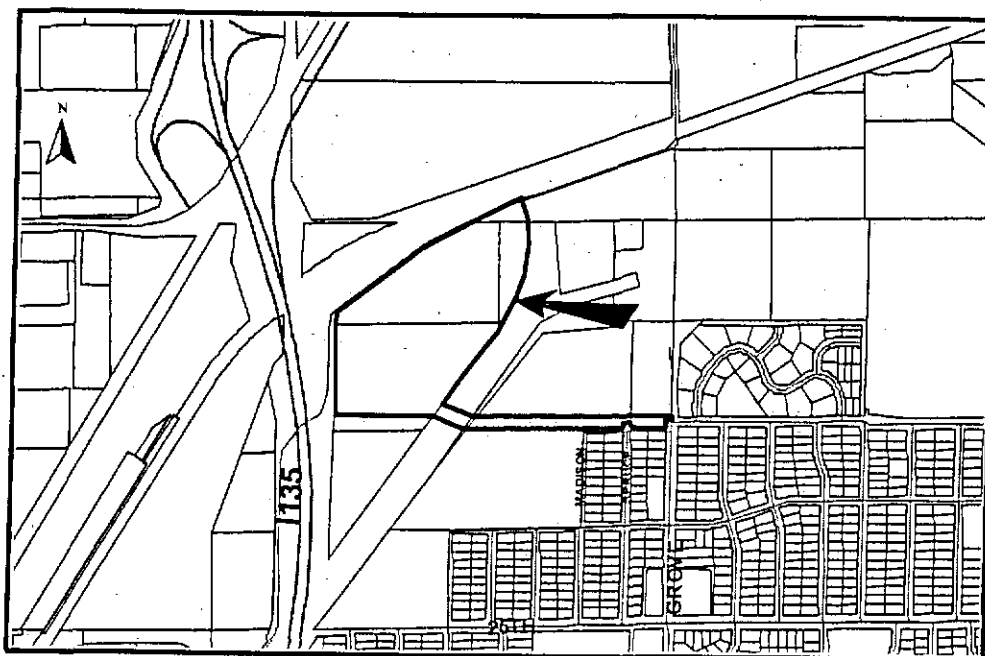
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 26.48 acres

**CURRENT ZONING:** SF-5, Single-Family Residential District, GI, General Industrial District,  
and LI, Limited Industrial District

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City. The applicant will be requesting a Conditional Use for safety services.

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 in addition to the vacation of the drainage rights-of-way and the need for platting of reserves for detention basins denoted on the site plan.
- D. If any drainage will be directed onto I-135 or the adjacent railroad right-of-way, a letter shall be provided from KDOT or the railroad indicating their agreement to accept such drainage.
- E. The platting text on the final plat shall note the dedication of the street to and for the use of the public.
- F. The Applicant shall guarantee the paving of the 27<sup>th</sup> Street North, 29<sup>th</sup> Street North and Hydraulic.
- G. GIS requested that the plat denote Hydraulic that abuts I135. *yes*
- H. An easement needs to be platted for the pipeline.
- I. The applicant shall submit a copy of the instrument that establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- K. The recording information for all pipeline easements shall be indicated on the face of the plat.
- L. 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.
- M. 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.

- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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**

(Revised Preliminary Plat, Preliminary Plat Approved 3/13/03)

**CASE NUMBER:** SUB 2003-02 – HEARTLAND PREPAREDNESS CENTER

**OWNER/APPLICANT:** City of Wichita, Public Works, 8th Floor, Attn: Norman Jakovac, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** East side of Hydraulic, South of 29th St. North

**SITE SIZE:** 45.31 acres

**NUMBER OF LOTS**

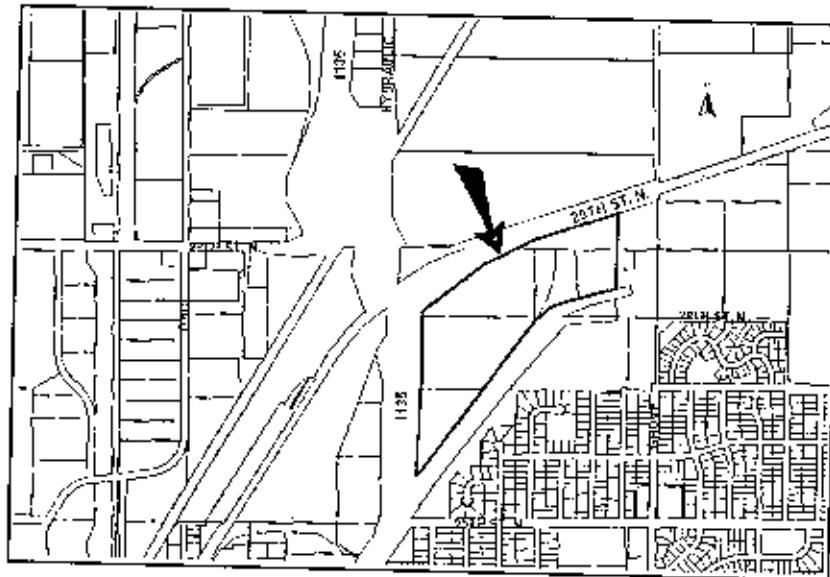
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 44.32 acres

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City. The applicant will be requesting a Conditional Use for safety services.

This revised preliminary plat includes additional property to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer (mains and laterals) to serve all 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 concept.
- D. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- E. The Applicant shall guarantee the paving of the 29th St. and Hydraulic.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. City Environmental Health has requested a restrictive covenant be recorded that permits no water wells on the site except for monitoring purposes only.
- I. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. 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.
- L. 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.
- M. 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. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.

**SUB 2003-02 – Final Plat of HEARTLAND PREPAREDNESS CENTER ADDITION**  
**May 29, 2008 - Page 3**

- Q. 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.
- R. 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 National Pollutant Discharge Elimination System 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



**STAFF REPORT**

(Preliminary Plat, Revised, and Final Plat; Preliminary Plat Approved 5/29/08)

**CASE NUMBER:** SUB 2003-02 – HEARTLAND PREPAREDNESS CENTER

**OWNER/APPLICANT:** City of Wichita, Public Works, Attn: Jeff Myers, 455 N. Main. Wichita, KS 67202

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** East side of Hydraulic, South of 29th St. North

**SITE SIZE:** 47.29 acres

**NUMBER OF LOTS**

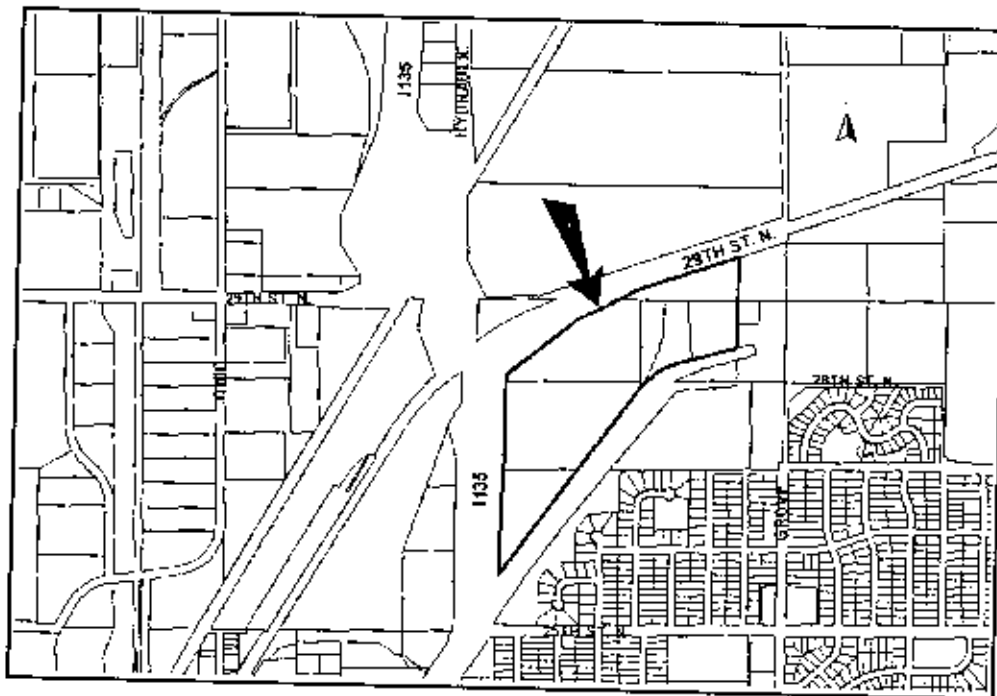
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 47.29 acres

**CURRENT ZONING:** SF-10 Single-Family Residential, GI General Industrial, LI Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2003-02 -- Preliminary Plat, Revised, and Final Plat of HEARTLAND PREPAREDNESS CENTER ADDITION  
August 13, 2009 - Page 2**

**NOTE:** This is an unplatted site located within the City. The applicant will be requesting a Conditional Use for safety services.

This revised plat includes the vacation of 29<sup>th</sup> St along the plat's north line.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department has required the applicant to guarantee the extension of water (transmission and distribution mains) and sewer (mains and laterals) to serve the lot 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 applicant's drainage plan.
- D. The Applicant shall guarantee the paving of Hydraulic.
- E. A turnaround shall be platted along 29<sup>th</sup> St. North extending from North Grove Street.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. Complete access control has been denoted along the south portion of Lot 1. Access control needs to be defined along the remainder of the frontage in accordance with access management standards.
- H. 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.
- I. 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.
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- 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.

**SUB 2003-02 -- Preliminary Plat, Revised, and Final Plat of HEARTLAND PREPAREDNESS CENTER ADDITION  
August 13, 2009 - Page 3**

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