

STAFF REPORT
(One-Step-Final Plat)

CASE NUMBER: SUB 2005-147-- K-96 BUSINESS PARK ADDITION

OWNER/APPLICANT: Velma Jansen Winsby Estate Trust, Attn: Roger Winsby, Trustee,
201 Edgewater Dr., Suite 255, Wakefield, MA 01880

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita,
KS 67202

LOCATION: Northwest corner of 29th St. North and Greenwich Road

SITE SIZE: 21.4 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

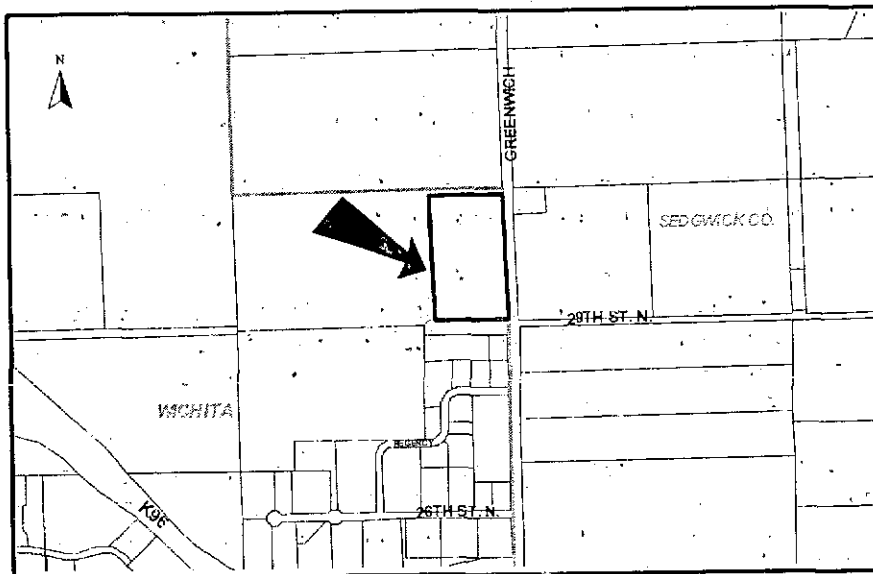
*Approved
4-0*

MINIMUM LOT AREA: 21.4 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2005-32) from SF-20, Single-Family Residential to LI, Limited Industrial. A Protective Overlay (P-O #162) was also approved for this site addressing uses, outside storage, screening, signage, and building height.

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 sanitary sewer (main and lateral) and City water (main and lateral) 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/County Engineering needs to comment on the status of the applicant's drainage plan. County needs to review the drainage plan
- E. County Public Works advises that the City of Wichita needs to annex Greenwich Road abutting the proposed plat.
- F. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. A petition for decel lanes into major openings is requested.
- G. County/Traffic Engineering needs to comment on the access controls. The plat proposes six openings along Greenwich in accordance with Access Management Standards: The access controls are approved with the condition of a shared access for the northernmost drive.
- H. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
- I. The year "2006" needs to replace "2005" within the signature blocks.
- 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 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 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.)
- 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.

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- 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 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. 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.

Lindebak, Scott

From: Lindebak, Scott
Sent: Tuesday, December 27, 2005 1:55 PM
To: Bryce L. Barkus (E-mail); Rob Hartman (E-mail)
Cc: Strahl, Neil ; Huang, Vicky
Subject: K-96 Business Park

Sensitivity: Private

Bryce:

We have reviewed the K-96 Business Park Drainage Plan and it is approved on the condition that the below comments are addressed and resolved prior to the plat going to City Council.

1. Pond 2 plans to drain to the site's natural low point, which is not located along a common property line. The runoff characteristics will be changed at this location and we recommend this development to obtain the Northeast Sports Complex siteplan. We recommend the discharge location be re-located in the plat's northwest corner and include some off-site grading. Are the ball diamonds constructed? Drainage agreement for offsite flow??
2. The detention ponds should be located within a Reserve.
3. The ponds should be contoured and show the actual stage, area, storage volume, and discharge.
4. In a previous drainage study prepared by MKEC, a portion of this plat has been identified as being tributary to an existing box culvert north of K-96 and E of Greenwich, which is undersized for the u/s drainage basin. The City is requiring all properties within this basin to discharge less than existing conditions. Pond 1 will be required to discharge not more than following flows for the associated storm frequency:

2-yr - 6.5 cfs
5-yr - 8.9 cfs
10-yr - 10.4 cfs
50-yr - 13.8 cfs
100-yr - 15.1 cfs

Assumed this site would provide approximately 9.33 ac-ft of storage.

Scott C. Lindebak, P.E. & CFM
Civil Engineer (Stormwater)
Public Works - Engineering Division
slindebak@wichita.gov

P (316) 268-4545
F (316) 268-4114

455 N. Main, 7th Floor
Wichita, KS 67202

www.wichita.gov



LETTER OF TRANSMITTAL

Professional Engineering Consultants, P.A.
303 S. TOPEKA - WICHITA, KANSAS 67202 - 316-262-2691 - FAX 316-262-3003
www.pecl.com - designers@pecl.com

TO: City of Wichita

PROJECT NO.: 36-03242-063-3432
PROJECT: K-96 Business Park

ATTENTION: Scott Lindebak, P.E.

DATE: December 12, 2005

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Drainage Plan and Supporting Calculations

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED
DEC 12 2005
CITY - ENGINEERING

COPY TO: File

SIGNED Josh Sullard c/o Bryce Barkus

If enclosures are not as noted, kindly notify us at once.



LETTER OF TRANSMITTAL

RECEIVED

Professional Engineering Consultants, P.A.
303 S. TOPEKA - WICHITA, KANSAS 67202 • 316-262-2691 • FAX 316-262-3003
www.pec1.com • designers@pec1.com

JAN 09 2006

CITY - ENGINEERING

TO: City Of Wichita - Public Works
7th Floor City Hall
455 N. Main
Wichita, KS 67202

DATE: January 9, 2006
PROJECT NO.: 36-03242-063-3432
PROJECT: K-96 Business Park

ATTENTION: Scott Lindebak
FROM: Isaac Krumme

REFERENCE: Drainage Plan

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Drainage Plan

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval
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 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Attached are two copies of the Drainage Plan with the pond contours.

COPIES TO: file

By: Isaac Krumme

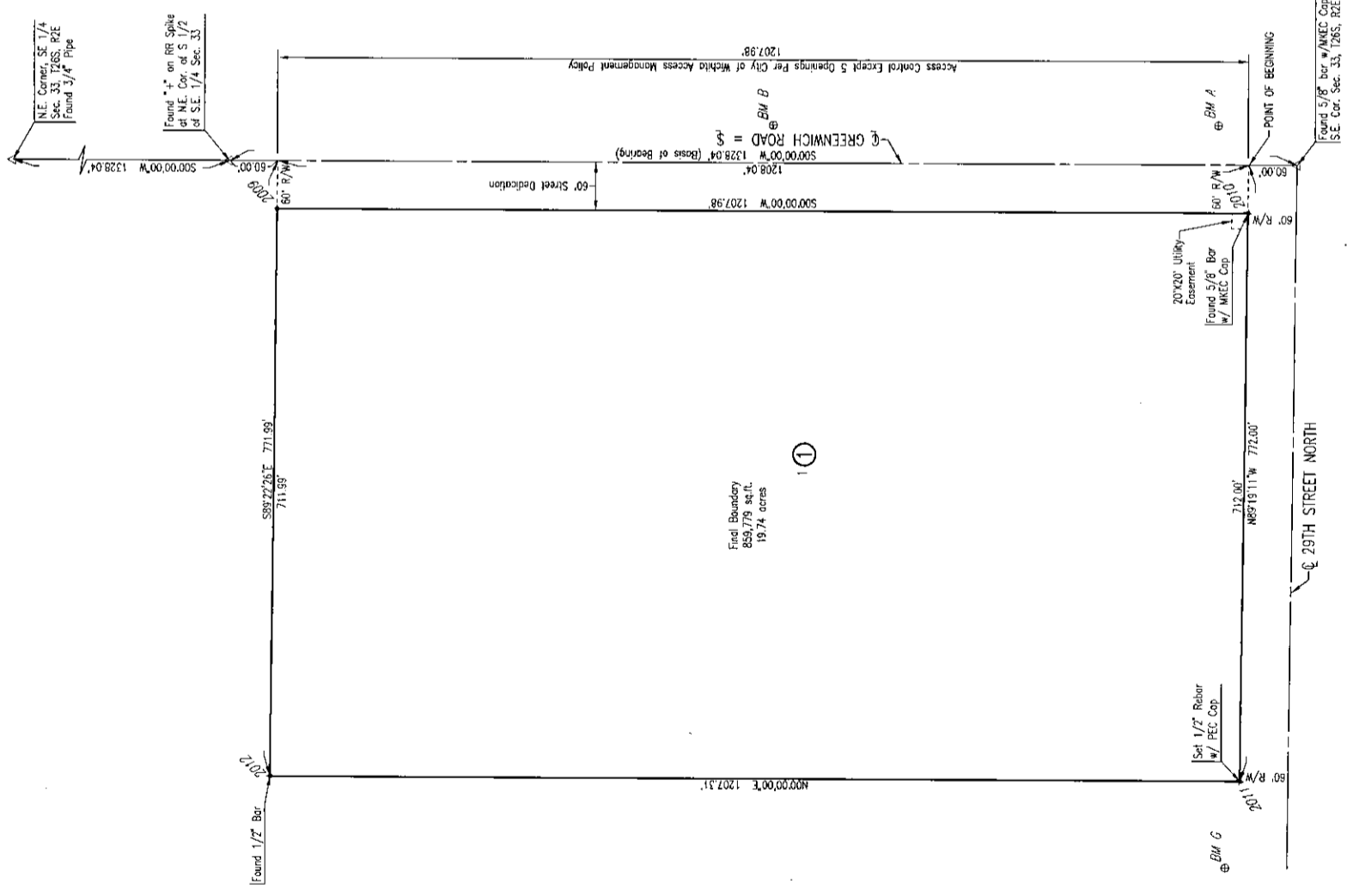
FINAL BOUNDARY CLOSURE FOR K-96 BUSINESS PARK

PNT. #

2009	North: 6309.6737	East : 7608.6654
	Line Course: S 00°0'00" W Length: 1207.98'	
2010	North: 5101.6904	East : 7608.6654
	Line Course: N 89°19'11" W Length: 711.99'	
2011	North: 5110.1438	East : 6896.7198
	Line Course: N 00°00'00" E Length: 1207.31'	
2012	North: 6317.4538	East : 6896.7198
	Line Course: S 89°22'26" E Length: 711.99'	
2009	North: 6309.6737	East : 7608.6654

Perimeter: 3839.2770 Area: 859,779 sq.ft. 19.74 acres

K-96 BUSINESS PARK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS BUBBLE MAP



MINIMUM PAD ELEVATIONS (LOWEST GRADE) SHALL BE AS FOLLOWS:
 BLOCK 1 LOT 1 CITY DATUM 2042 N.S.D. 13116

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTAINED EASEMENTS SHALL BE RECORDED AND PLATTED INTO A LOT AND A BLOCK. APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED TO BE PREPARED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
 VELMA JENSEN WINSKY REAL ESTATE TRUST

ROGER WINSKY, TRUSTEE

WEL, L.L.C.
 BY: W.C. PARTNERSHIP, ITS MANAGER

BY: CONNIE D. TALUM, PRESIDENT

STATE OF KANSAS) SS
 COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2006, BY ROGER WINSKY, TRUSTEE OF THE VELMA JENSEN WINSKY REAL ESTATE TRUST.

CATHY ERICSSON, NOTARY PUBLIC

BY APPOINTMENT EXPRESS: _____

STATE OF KANSAS) SS
 COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2006, BY CONNIE D. TALUM, PRESIDENT OF W.C. PARTNERSHIP, MANAGER OF WEL, L.L.C.

SHERRY L. YORK, NOTARY PUBLIC

BY APPOINTMENT EXPRESS: _____

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TIMOTHY B. NELSON, EXECUTIVE VICE PRESIDENT

STATE OF KANSAS) SS
 COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2006, BY TIMOTHY B. NELSON, EXECUTIVE VICE PRESIDENT OF FIDELITY BANK.

PAUL LAMBERTZ, NOTARY PUBLIC

BY APPOINTMENT EXPRESS: _____

THIS PLAT OF K-96 BUSINESS PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

HAROLD L. WARNER, JR., CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-205 ON THIS _____ DAY OF _____, 2006.

TRICKA L. ROBBELO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2006.

CARLOS WYKINS, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2006.

DONALD BRAZE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THE _____ DAY OF _____, 2006.

BILL MEEK, REGISTER OF DEEDS

TONYA BLOOMINGHAM, DEPUTY

LEGEND

- 1/2" REBAR W/FEC CAP UNLESS OTHERWISE NOTED
 - ⊕ Bench Mark/Vertical Control Point
 - △ Section Corner
- BENCH MARKS
- B.M. A: Railroad Spike in east face of 2nd corner pole north of 29th St., N., east side of Greenwich Road. Elev=201.53 City Datum
 - B.M. B: Strip Spike in West side 4th Power Pole North of 29th St., N., on East Side Greenwich Road. Elev=204.23 City Datum
 - B.M. C: Railroad Spike in West Side Power Pole, East Side Greenwich Road North 306 Elev=210.68 City Datum
 - B.M. D: Checker "x" on North Curb Approach Drive (29th St., N.) of East Side of Soccer Complex fence to South. Elev=204.45 City Datum

STATE OF KANSAS) SS
 COUNTY OF SEDGWICK

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN ADDRESSAD STATE AND COUNTY, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE SOUTH PRINCIPLE MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING AS DESCRIBED AS FOLLOWS: THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE BEARING S89°27'27\"/>

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLACED BY VTRULE OF KSA 12-512(6) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

FOR BUILDING SETBACK INFORMATION, SEE ZONING CODES.

THE STREET DEDICATION ALONG GREENWICH ROAD IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS RIGHT OF ACCESS TO AND FROM GREENWICH ROAD OVER AND UNDER THE PROPOSED HIGHWAY SHALL BE ACCESS TO GREENWICH ROAD AT FIVE LOCATIONS PER CITY OF WICHITA ACCESS MANAGEMENT POLICY.