

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-107 -- KING'S MAPLE STREET THIRD ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 1.05 Acres

NUMBER OF LOTS

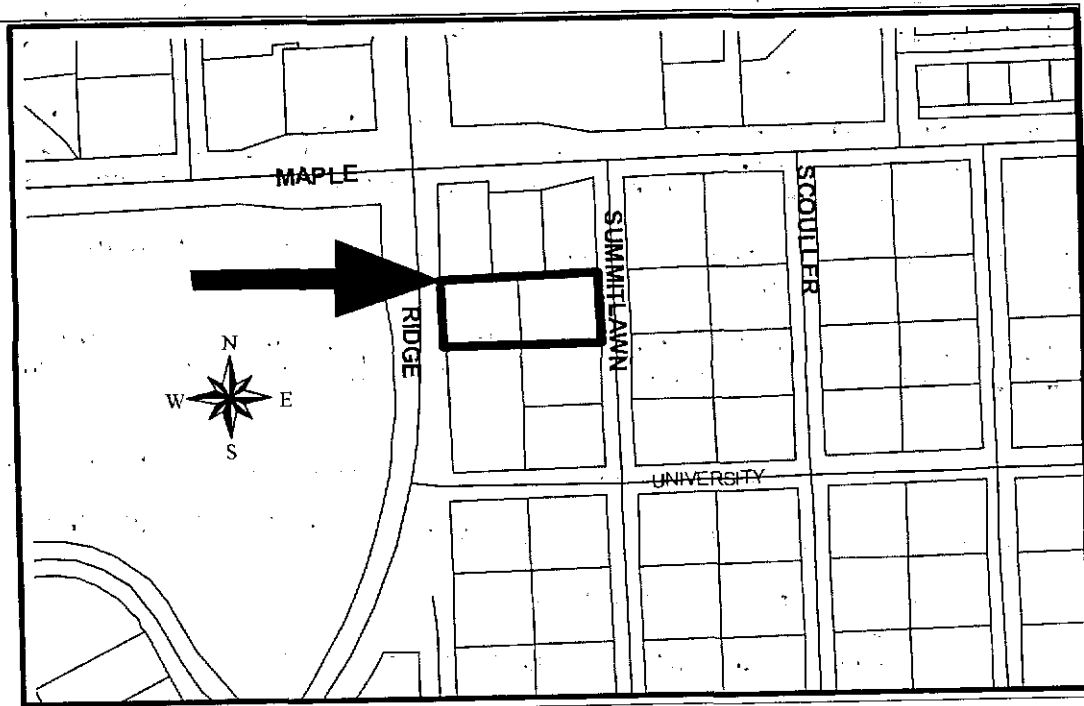
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of portions of the Westerlea Village Addition. This site has been approved for two zone changes (Z-3350 and Z-3360) from SF-5, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone changes also established Protective Overlays addressing signage, building height, lighting, screening and permitted uses.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- 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. Traffic Engineering needs to comment on the access controls. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along the entire frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350, however this plat and the abutting plat to the north (King's Maple St. 2nd) indicate a total of two openings. A joint opening should be denoted along the north line of this plat.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. 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.
- H. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- 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 legal description needs to be corrected to reference Lots 4 and 9 of the Westerlea Addition.
- K. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. The wall easement shall be referenced in the plattor's text.
- M. Reference to Sections, Township and Range need to be added.
- N. The surveyor's certification in the plattor's text shall reference "Lots".

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

(One-Step Final Plat Deferred 10/18/01)

CASE NUMBER: SUB-2001-107 -- KING'S MAPLE STREET THIRD ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 1.05 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

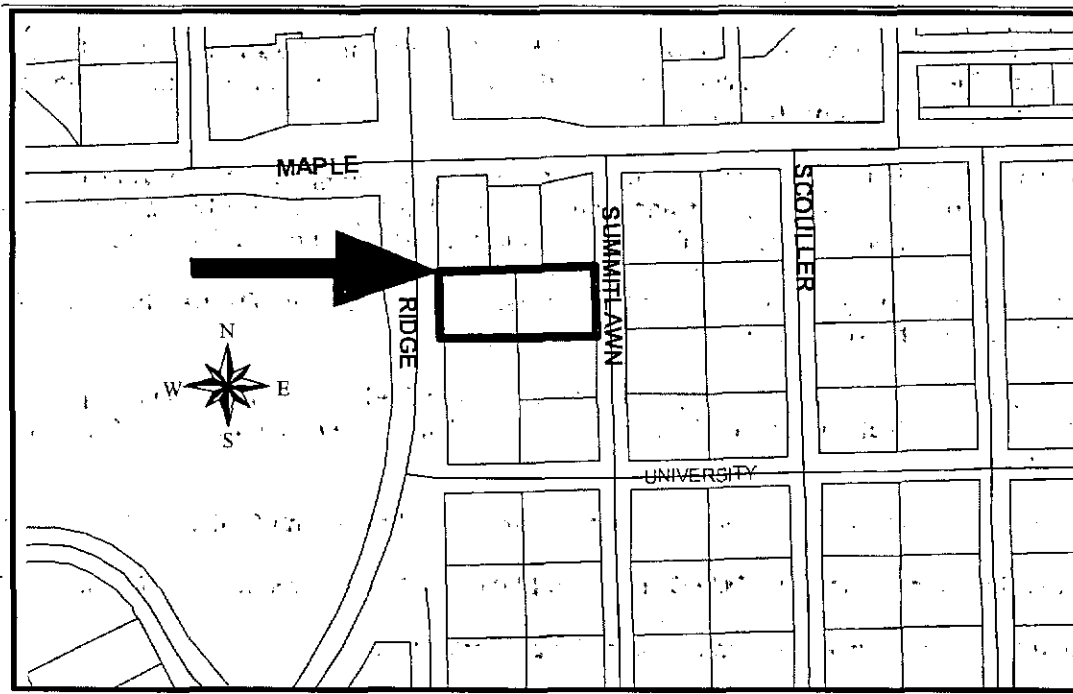
Total: 1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of portions of the Westerlea Village Addition. This site has been approved for two zone changes (Z-3350 and Z-3360) from SF-5, Single-Family Residential to LC, Limited Commercial, subject to replatting. The zone changes also established Protective Overlays addressing signage, building height, lighting, screening and permitted uses.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-foot utility easement in order to conform with the 20-foot standard.
- 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. Traffic Engineering needs to comment on the access controls. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along the entire frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350, however this plat and the abutting plat to the north (King's Maple Street Second) indicate a total of two openings. A joint opening should be denoted along the north line of this plat.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. 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.
- H. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- 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 legal description needs to be corrected to reference Lots 4 and 9 of the Westerlea Addition.
- K. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. The wall easement shall be referenced in the plat's text.
- M. Reference to Sections, Township and Range need to be added.
- N. The face of the plat needs to be redrawn to indicate one lot.

- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. Southwestern Bell has advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.
- X. 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
(ONE-STEP FINAL PLAT DEFERRED 11/1/01, 10/18/01)

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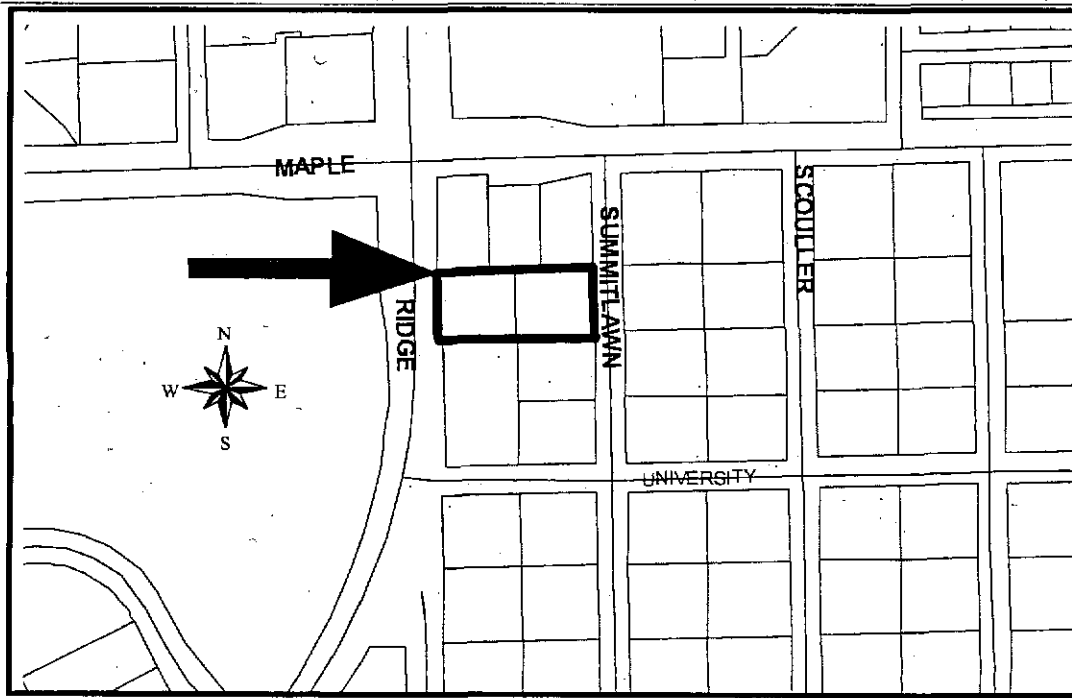
Residential:	
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Total:	1

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Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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- K. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. The wall easement shall be referenced in the plat's text.
- M. Reference to Sections, Township and Range need to be added.
- N. Dimensions to the section corner are needed.
- O. The face of the plat needs to be redrawn to indicate one lot.
- P. 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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Kings Maple Street 3rd

Boundary										
<u>Point</u>	<u>D</u>	<u>M</u>	<u>S</u>		<u>Length</u>	<u>Bearing</u>	<u>Sine</u>	<u>Cosine</u>	<u>Departure</u>	<u>Latitude</u>
						DEGREES				
N	89	57	30	W	296.52	89.9583	1.00000	0.00073	-296.52	0.22
N	0	3	20	W	139.38	0.0556	0.00097	1.00000	-0.14	139.38
S	89	57	30	E	296.66	89.9583	1.00000	0.00073	296.66	-0.22
S	0	0	0	W	139.38	0.0000	0.00000	1.00000	0.00	-139.38
					871.94				0.00485	-0.00017
						Closure Error =				0.00502
						PRECISION =			1:	173,700