

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-74 -- KISER WEST ADDITION

OWNER/APPLICANT: Kiser, Inc., 7765 Killarney Place, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Southwest corner of 13th St. North and Greenwich Road

SITE SIZE: 13.71 Acres

NUMBER OF LOTS

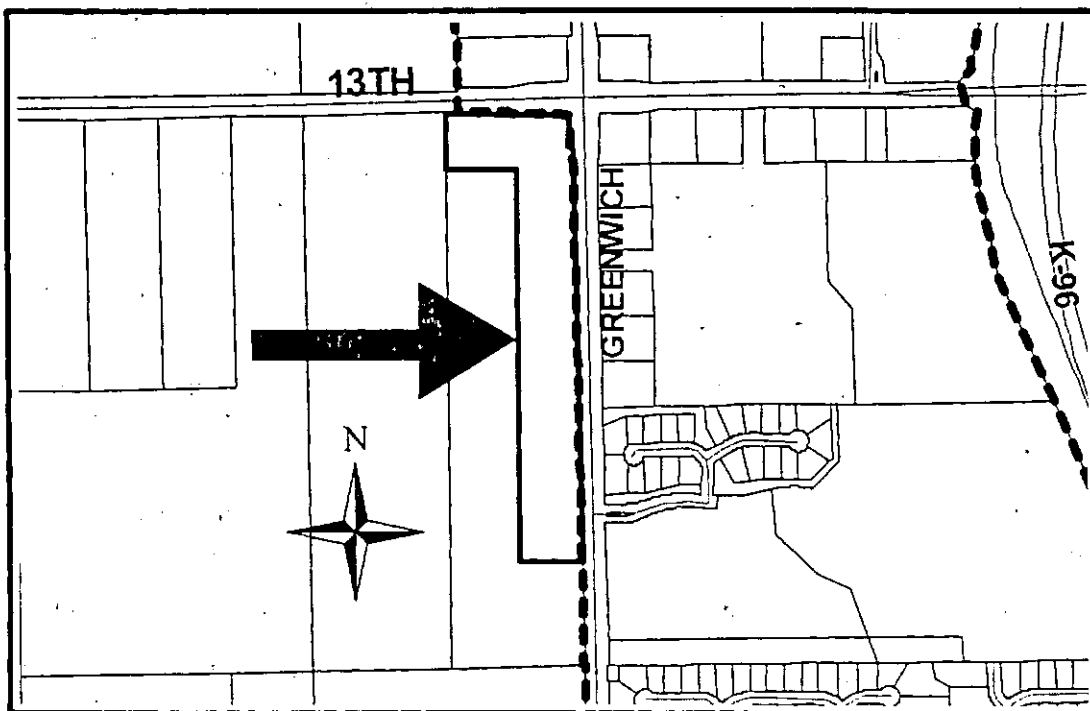
Residential:	
Office:	
Commercial:	9
Industrial:	—
Total:	9

MINIMUM LOT AREA: 1.25 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2000-22) from SF-20, Single-Family Residential to LC, Limited Commercial. The Kiser West Community Unit Plan (CUP 2000-21, DP-254) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The guarantee for sewer service shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. City Engineering needs to comment on the need for additional guarantees or easements.
- 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. The CUP approval stated that traffic improvements shall be guaranteed at the time of platting. Traffic Engineering needs to comment on the need for traffic improvements beyond those specified in the CUP. The CUP approval referred to the following anticipated traffic improvements: an accel/decel lane along the entire 13th Street North and Greenwich frontage, a left turn lane at all openings not restricted to right-in/right-out only, and a portion of the cost of signalization at the major opening along Greenwich.
- F. The plat proposes five access openings along Greenwich and two access openings along 13th St. Distances should be shown for all segments of access control. In accordance with the CUP approval, the access openings located between lots 1 and 2, 2 and 3, and between lots 6 and 7 are limited to right-turns only, and shall be referenced on the face of the plat. County Engineering advises reconsideration of the access opening between Lots 7 and 8 due to drainage concerns.
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot circulation agreement shall be provided to assure vehicular circulation between the lots.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-254) and its special conditions for development on this property.
- J. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Kiser West Community Unit Plan (CUP 2000-21, DP-254).
- K. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- L. The applicant needs to revise the legal description to accurately portray the land being platted. If the platted description is different than the legal, then both descriptions shall be shown.
- M. On the north line of Lot 2, the extra "35 feet" label may be removed.

- N. The spelling of the label at the center of the section should be corrected to "Center".
- O. A dimension needs to be added on the south line of the 25-ft drainage and utility easement on the north side of Lot 1.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.

Kiser West Addition

Parcel Closures

Project: 00157
 COGO Revisions:
 Date: Tuesday, October 30, 2001
 COGO Project: 98 158 32622
 Client: 154

Parcel name: Plat Boundary

Line Course: S 01-03-26.9259 E Length: 2070.00200205	North: 1694403.70950841 East: 1686244.75790510
Line Course: S 88-56-33.0741 W Length: 260.00000000	North: 1692334.06006147 East: 1686282.96072307
Line Course: N 01-03-26.9259 W Length: 1834.80228327	North: 1692329.26164453 East: 1686023.00500531
Line Course: S 88-53-54.6869 W Length: 334.80076837	North: 1694163.75143104 East: 1685989.14290394
Line Course: N 00-32-23.4164 W Length: 260.01249190	North: 1694157.31549015 East: 1685654.40400096
Line Course: N 88-53-54.6869 E Length: 567.35178068	North: 1694417.31644108 East: 1685651.95421288
Line Course: S 46-11-38.1110 E Length: 35.41252146	North: 1694428.22275572 East: 1686219.20115676
	North: 1694403.70950848 East: 1686244.75790510

Perimeter: 5362.38184773 Area: 631,103. sq.ft. 14.48 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000007 Course: N 00-00-00.0000 E
 Error North: 0.000000071 East: 0.000000000
 Precision 1: 75,020,373,500.53550700

Parcel name: Balance of Tract

Line Course: N 00-32-23.4164 W Length: 2346.46004069	North: 1691810.95960000 East: 1685676.51190000
Line Course: N 88-53-54.6869 E Length: 334.80076837	North: 1694157.31549018 East: 1685654.40400123
Line Course: S 01-03-26.9259 E Length: 1834.80228327	North: 1694163.75143106 East: 1685989.14290421
Line Course: N 88-56-33.0741 E Length: 260.00000000	North: 1692329.26164456 East: 1686023.00500558
Line Course: S 01-03-26.9259 E Length: 512.49833345	North: 1692334.06006150 East: 1686282.96072334
Line Course: S 89-00-20.5180 W Length: 615.99996403	North: 1691821.64901488 East: 1686292.41911059
	North: 1691810.95959988 East: 1685676.51189997

Perimeter: 5904.56138981 Area: 943,759. sq.ft. 21.66 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000012 Course: S 15-07-05.4772 W

H:\CIVIL\00157\COGO\CLOSURE.DOC

Error North: -0.000000115 East: -0.000000031
 Precision 1: 49,359,252,277.46767400

Parcel name: B1, Lot 1

Line Course: N 00-32-23.4164 W Length: 250.01201144	North: 1694157.31549018 East: 1685654.40400099
Line Course: N 88-53-54.6869 E Length: 275.00000000	North: 1694407.31640453 East: 1685652.04843552
Line Course: S 01-06-05.3131 E Length: 250.00000000	North: 1694412.60278350 East: 1685926.99762027
Line Course: S 88-53-54.6869 W Length: 277.45068638	North: 1694162.64897918 East: 1685931.80341934
	North: 1694157.31549018 East: 1685654.40400105

Perimeter: 1052.46269782 Area: 69,056. sq.ft. 1.58 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000007 Course: N 88-38-59.4398 E
 Error North: 0.000000002 East: 0.000000069
 Precision 1: 15,215,615,762.40952700

Parcel name: B1, Lot 2

Line Course: N 01-06-05.3131 W Length: 250.00000000	North: 1694162.64897913 East: 1685931.80341928
Line Course: N 88-53-54.6869 E Length: 17.53060371	North: 1694412.60278346 East: 1685926.99762021
Line Course: S 82-34-14.5569 E Length: 101.11874208	North: 1694412.93977769 East: 1685944.52498456
Line Course: N 88-53-54.6869 E Length: 175.00000000	North: 1694399.86486906 East: 1686044.79485424
Line Course: S 01-03-26.9259 E Length: 175.00000000	North: 1694403.22892841 East: 1686219.76251726
Line Course: S 09-35-17.6821 E Length: 60.66432784	North: 1694228.25873376 East: 1686222.99222097
Line Course: S 88-53-54.6869 W Length: 301.34912780	North: 1694168.44187256 East: 1686233.09686290
	North: 1694162.64897913 East: 1685931.80341921

Perimeter: 1080.66280143 Area: 70,006. sq.ft. 1.60 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000007 Course: S 88-34-04.4537 W
 Error North: -0.000000002 East: -0.000000065
 Precision 1: 16,571,291,530.80892900

Parcel name: B1, Lot 3

Line Course: N 01-03-26.9259 W Length: 225.00000000	North: 1693938.78975218 East: 1685993.29538019
Line Course: N 88-53-54.6869 E Length: 243.99904580	North: 1694163.75143101 East: 1685989.14290399

Line Course: S 09-35-17.6821 E Length: 40.45441424 North: 1694168.44187256 East: 1686233.09686299
 Line Course: S 01-03-26.9259 E Length: 185.18052171 North: 1694128.55259714 East: 1686239.83521129
 Line Course: S 88-56-33.0741 W Length: 250.00000000 North: 1693943.40361469 East: 1686243.25280111
 North: 1693938.78975225 East: 1685993.29538019

Perimeter: 944.63398175 Area: 56,153. sq.ft. 1.28 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000007 Course: N 04-10-49.0732 W
 Error North: 0.000000070 East: -0.000000005
 Precision 1: 13,443,117,496.81560100

Parcel name: B1, Lot 4

Line Course: N 01-03-26.9259 W Length: 225.00000000 North: 1693713.82807335 East: 1685997.44785642
 Line Course: N 88-56-33.0741 E Length: 250.00000000 North: 1693938.78975218 East: 1685993.29538022
 Line Course: S 01-03-26.9259 E Length: 225.00000000 North: 1693943.40361462 East: 1686243.25280114
 Line Course: S 88-56-33.0741 W Length: 250.00000000 North: 1693718.44193579 East: 1686247.40527734
 North: 1693713.82807335 East: 1685997.44785642

Perimeter: 950.00000000 Area: 56,250. sq.ft. 1.29 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.000000000 East: 0.000000000
 Precision 1: 950,000,000.00000000

Parcel name: B1, Lot 5

Line Course: N 01-03-26.9259 W Length: 238.25000000 North: 1693475.61865121 East: 1686001.84486735
 Line Course: N 88-56-33.0741 E Length: 250.00000000 North: 1693713.82807335 East: 1685997.44785644
 Line Course: S 01-03-26.9259 E Length: 238.25000000 North: 1693718.44193579 East: 1686247.40527736
 Line Course: S 88-56-33.0741 W Length: 250.00000000 North: 1693480.23251366 East: 1686251.80228827
 North: 1693475.61865121 East: 1686001.84486735

Perimeter: 976.50000000 Area: 59,562. sq.ft. 1.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.000000000 East: 0.000000000
 Precision 1: 976,500,000.00000000

Parcel name: B1, Lot 6

Line Course: N 01-03-26.9259 W Length: 238.25000000	North: 1693237.40922908 East: 1686006.24187829
Line Course: N 88-56-33.0741 E Length: 250.00000000	North: 1693475.61865121 East: 1686001.84486738
Line Course: S 01-03-26.9259 E Length: 238.25000000	North: 1693480.23251366 East: 1686251.80228830
Line Course: S 88-56-33.0741 W Length: 250.00000000	North: 1693242.02309152 East: 1686256.19929921
	North: 1693237.40922908 East: 1686006.24187829

Perimeter: 976.50000000 Area: 59,562. sq.ft. 1.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.00000000 East: 0.00000000
 Precision 1: 976,500,000.00000000

Parcel name: B1, Lot 7

Line Course: N 01-03-26.9259 W Length: 329.15114163	North: 1692908.31414725 East: 1686012.31651068
Line Course: N 88-56-33.0741 E Length: 250.00000000	North: 1693237.40922907 East: 1686006.24187832
Line Course: S 01-03-26.9259 E Length: 329.15114163	North: 1693242.02309151 East: 1686256.19929925
Line Course: S 88-56-33.0741 W Length: 250.00000000	North: 1692912.92800969 East: 1686262.27393161
	North: 1692908.31414725 East: 1686012.31651068

Perimeter: 1158.30228327 Area: 82,287. sq.ft. 1.88 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.00000000 East: 0.00000000
 Precision 1: 1,158,302,283.26000000

Parcel name: B1, Lot 8

Line Course: N 01-03-26.9259 W Length: 329.15114163	North: 1692579.21906543 East: 1686018.39114308
Line Course: N 88-56-33.0741 E Length: 250.00000000	North: 1692908.31414725 East: 1686012.31651072
Line Course: S 01-03-26.9259 E Length: 329.15114163	North: 1692912.92800969 East: 1686262.27393164
Line Course: S 88-56-33.0741 W Length: 250.00000000	North: 1692583.83292787 East: 1686268.34856400
	North: 1692579.21906543 East: 1686018.39114308

Perimeter: 1158.30228327 Area: 82,287. sq.ft. 1.88 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.000000000 East: 0.000000000
 Precision 1: 1,158,302,283.26000000

Parcel name: B1, Lot 9

Line Course: N 01-03-26.9259 W Length: 250.00000000	North: 1692329.26164451	East: 1686023.00500556
Line Course: N 88-56-33.0741 E Length: 250.00000000	North: 1692579.21906543	East: 1686018.39114311
Line Course: S 01-03-26.9259 E Length: 250.00000000	North: 1692583.83292787	East: 1686268.34856403
Line Course: S 88-56-33.0741 W Length: 250.00000000	North: 1692333.87550695	East: 1686272.96242648
	North: 1692329.26164451	East: 1686023.00500556

Perimeter: 1000.00000000 Area: 62,500. sq.ft. 1.43 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
 Error North: 0.000000000 East: 0.000000000
 Precision 1: 1,000,000,000.00000000