

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-81 -- MANDY KAY COMMERCIAL ADDITION

OWNER/APPLICANT: Quentin J. And Sonya K. Moeder, 4700 W. Irving, Wichita, KS 67209-2619

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 45th St. North, West side of Hoover

SITE SIZE: 2.71 acres

NUMBER OF LOTS

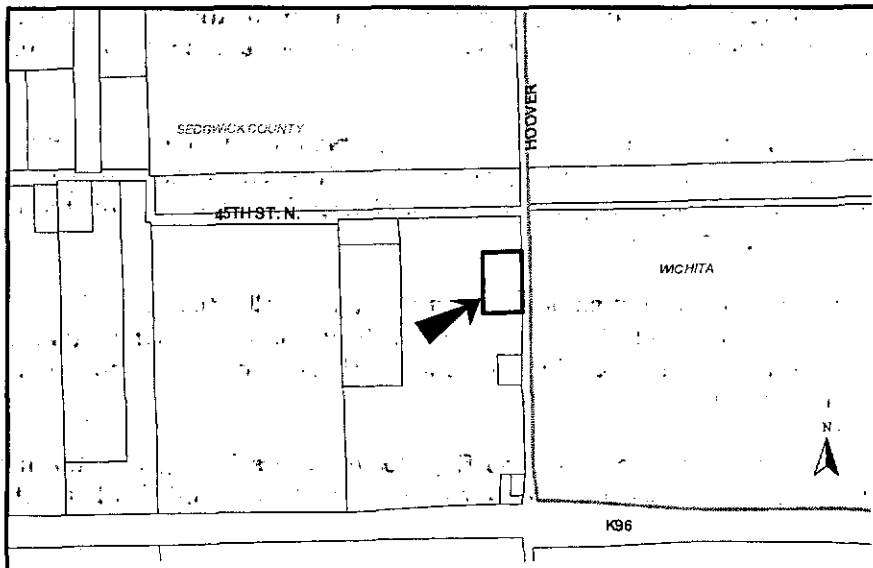
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 2.71 acres

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted 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 2005-47) from SF-20, Single-Family Residential to LC, Limited Commercial subject to platting.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita.
- B. The applicant shall submit petitions for extension of sanitary sewer (main and lateral) and City water (main and lateral) to serve the lot being platted.
- C. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two street openings to Hoover. Access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along Hoover. The cross-lot access agreement with the property to the south shall become effective upon platting of that property for any commercial development.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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.
- Q. 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.



TRANSMITTAL

| | |
|---|---|
| TO: Scott Lindebak COMPANY: City of Wichita ADDRESS: 7 th Floor City Hall CITY/STATE: Wichita | FROM: Trevor Kurth DATE: 08-11-06 PROJECT: Mandy Kay Addition PROJECT NUMBER: |
|---|---|

RE:
Mandy Kay Addition

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

| COPIES | DATE | DESCRIPTION |
|--------|---------|----------------------------------|
| 1 | 8-28-06 | Mandy Kay Addition Drainage Plan |
| | | |
| | | |
| | | |

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



CLOSURE

CLOSURE - MANDY KAY COMMERCIAL ADDITION

| | | | |
|-------|----------------------|---------|------------|
| PT 01 | North: 34832.9511 | East : | 52679.7467 |
| Line | Course: S 00-43-41 E | Length: | 429.9500 |
| PT 02 | North: 34403.0359 | East : | 52685.2099 |
| Line | Course: S 89-10-19 W | Length: | 311.1000 |
| PT 03 | North: 34398.5399 | East : | 52374.1424 |
| Line | Course: N 00-43-53 W | Length: | 430.0300 |
| PT 04 | North: 34828.5349 | East : | 52368.6532 |
| Line | Course: N 89-11-16 E | Length: | 311.1200 |
| PT 01 | North: 34832.9451 | East : | 52679.7419 |

MISCLOSURE:

| | | | |
|------|----------------------|---------|------------|
| Line | Course: N 38-40-05 E | Length: | 0.0077 |
| | North: 34832.9512 | East : | 52679.7467 |