

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-127 -- MAY FIELD FIRST ADDITION

OWNER/APPLICANT: C & C Development, LLC, Attn: Cuy Mauck, 211 E. 1st, Udall, KS 67146

SURVEYOR/ENGINEER: AM Consulting, Inc., 5940 E. Central, Ste. 200, Wichita, KS 67208

LOCATION: West of West St., South of Harry

SITE SIZE: 20.3 acres

NUMBER OF LOTS

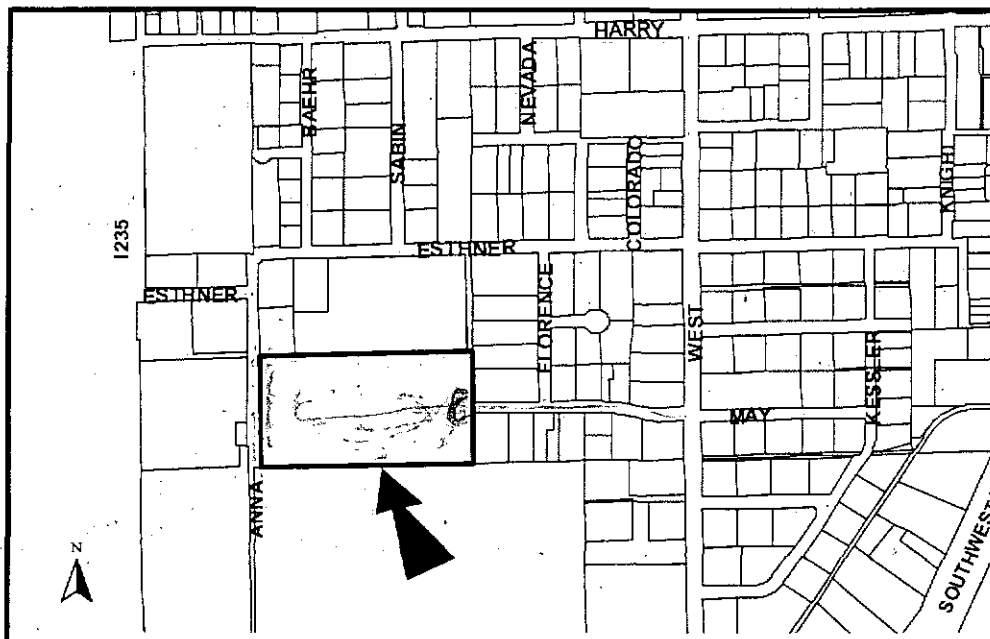
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 20.3 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. Fees in lieu of assessment regarding water and sewer lateral connections are required.
- 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. The plat proposes one opening along Anna Street. Traffic Engineering has requested the alignment of the proposed opening with a driveway across Anna. Complete access control should be dedicated along the remainder of the frontage.
- E. The turnaround should be dedicated as street right-of-way for May.
- F. The applicant shall guarantee the paving of Anna and the installation of the turnaround for May Street.
- G. A Block and Lot shall be denoted on the face of the plat.
- H. 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.
- 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.
- J. 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.)
- K. 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.
- L. 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.

- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

May Field First Addition

Boundary						Length	Bearing	Sine	Cosine	Departure	Latitude
Point	D	M	S		DEGREES						
	N	88	35	23	E	1278.11	88.5897	0.99970	0.02461	1277.72	31.46
	S	0	50	8	E	695.05	0.8356	0.01458	0.99989	10.14	-694.98
	S	88	41	43	W	1276.66	88.6953	0.99974	0.02277	-1276.33	-29.07
	N	0	57	13	W	692.69	0.9536	0.01664	0.99986	-11.53	692.59
						3,942.51				0.00117	0.00497
							Closure Error =				0.00380
							PRECISION =			1:	1,036,800