

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-110 -- RAIN LINK ADDITION

OWNER/APPLICANT: Rain Link Properties, LLC, Attn: Shonda Chapa, 5817 N. Broadway, Wichita, KS 67219

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

LOCATION: East side of West Street, North of MacArthur Road

SITE SIZE: 1.6 acres

NUMBER OF LOTS

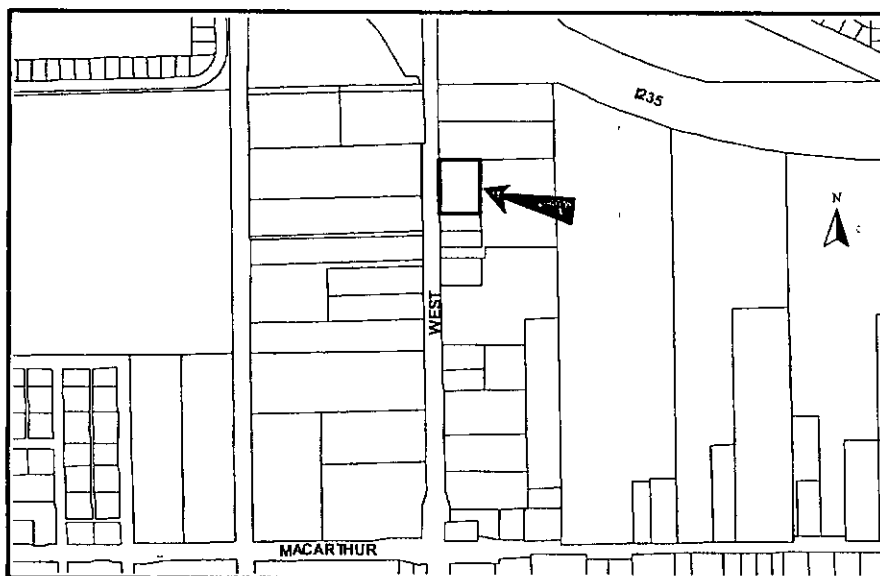
Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 29,857 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



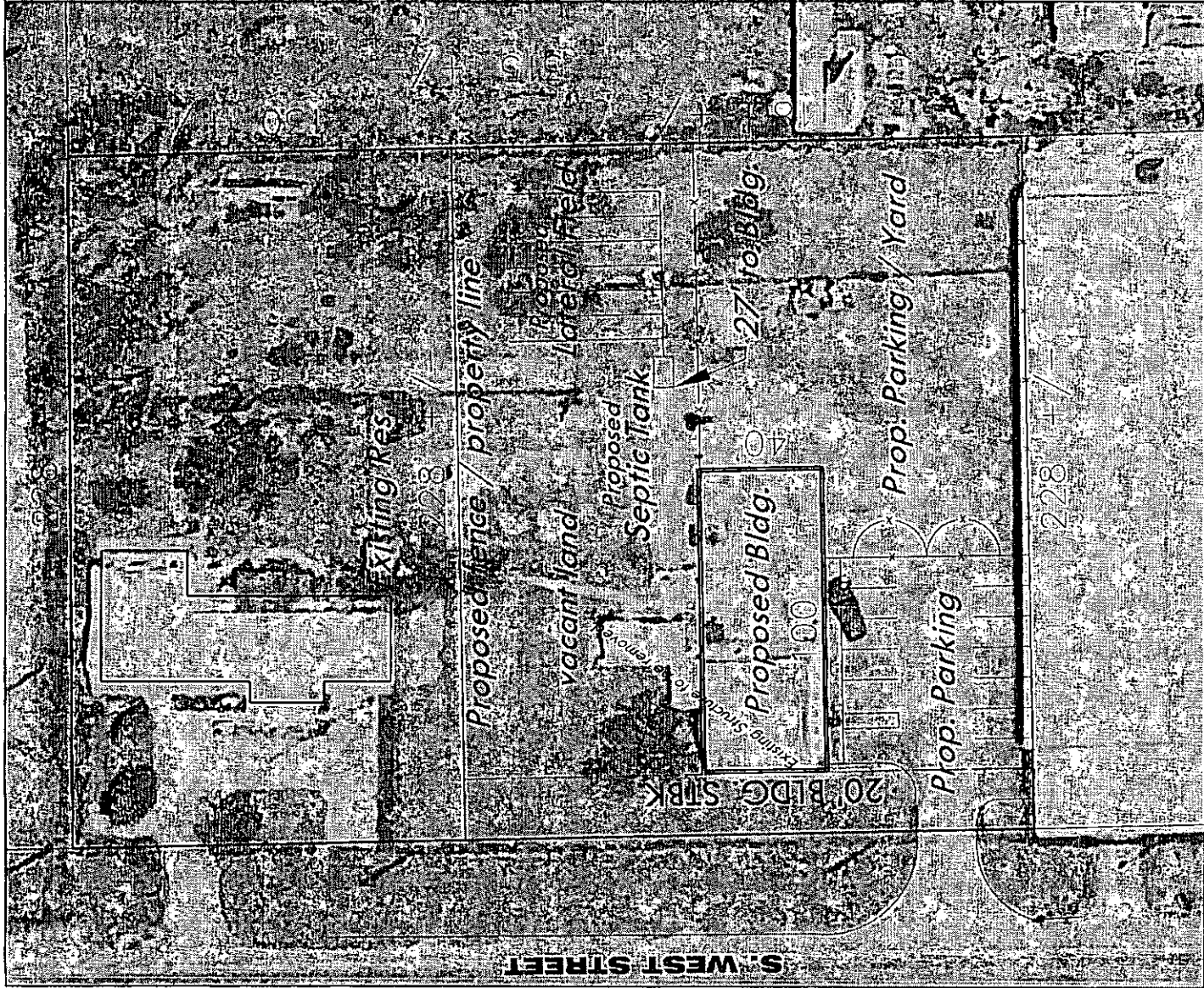
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NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The applicant has requested a zone change from SF-20, Single-Family Residential to LI, Limited Industrial.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- C. The existing buildings on this site have water services. A petition is needed for future sewer (main & lateral)
- D. Since sanitary sewer is unavailable to serve this property, the applicant shall contact City Environmental Services to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage plan.
- G. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along West Street. **The north opening shall be denoted as a temporary opening which shall be removed upon commercial development.**
- H. Traffic Engineering has required 10-foot additional right-of-way along West Street. The Access Management Regulations requires a 60-foot half-street right-of-way width along urban arterials.
- I. A block number or letter shall be denoted on the face of the plat.
- J. 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.
- 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.

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



411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9500
www.m&k.com

Conceptual Site Plan

TITLE
Commercial Facility Request

SHEET NAME
Proposed Facility Layout

DEVELOPMENT
3656 S. West St. 1 / 1

SHEET / OF

Rain Link Addition

Parcel Closure

Project: J:\CIVIL\06713\

COGO Revisions:

Date: Friday, January 12, 2007

COGO PC Project: None

Client Contact: Shonda Chapa; Rain Link Inc.

Parcel name: Final Plat Boundary – Pre Street Dedication

Line Course: S 89-28-29.6 E Length: 278.650	North: 4573.925	East: 5000.000
Line Course: S 00-01-33.3 E Length: 315.484	North: 4571.371	East: 5278.638
Line Course: N 89-29-28.6 W Length: 278.792	North: 4255.887	East: 5278.781
Line Course: N 00-00-00.0 E Length: 315.562	North: 4258.362	East: 5000.000
	North: 4573.924	East: 5000.000

Perimeter: 1188.489 Area: 87,939 sq.ft. 2.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 01-26-08.0 W

North: -0.0004 East: -0.0000

Precision 1: 1,188,488,000.000

Parcel name: Final Plat Boundary – Post Street Dedication

Line Course: S 89-28-29.6 E Length: 228.648	North: 4573.466	East: 5050.000
Line Course: S 00-01-33.3 E Length: 315.484	North: 4571.371	East: 5278.638
Line Course: N 89-29-28.6 W Length: 228.790	North: 4255.887	East: 5278.781
Line Course: N 00-00-00.0 E Length: 315.548	North: 4257.918	East: 5050.000
	North: 4573.466	East: 5050.000

Perimeter: 1088.471 Area: 72,161 sq.ft. 1.65 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 48-03-02.3 E

North: -0.0001 East: 0.0001

Precision 1: 1,088,470,000.000

Parcel name: Block 1, Lot 1

Line Course: S 00-01-33.3 E Length: 187.031	North: 4442.918	East: 5278.697
Line Course: N 89-29-28.6 W Length: 228.790	North: 4255.887	East: 5278.781
Line Course: N 00-00-00.0 E Length: 185.000	North: 4257.919	East: 5050.000
Line Course: S 90-00-00.0 E Length: 228.697	North: 4442.919	East: 5050.000
	North: 4442.919	East: 5278.697

Perimeter: 829.519 Area: 42,549 sq.ft. 0.97 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 57-41-35.7 E
North: 0.0004 East: 0.0006
Precision 1: 829,518.000

Parcel name: Block 1, Lot 2

Line Course: N 90-00-00.0 W Length: 228.697	North: 4442.918	East: 5278.697
Line Course: N 00-00-00.0 E Length: 130.548	North: 4442.918	East: 5050.000
Line Course: S 89-28-29.6 E Length: 228.648	North: 4573.466	East: 5050.000
Line Course: S 00-01-33.3 E Length: 128.453	North: 4571.371	East: 5278.638
	North: 4442.918	East: 5278.696

Perimeter: 716.346 Area: 29,612 sq.ft. 0.67 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 45-05-54.1 W
North: -0.0005 East: -0.0005
Precision 1: 716,346.000