



GREENWICH RD.



North



# Central Plains Youth Sports Northeast Baseball Complex

Date: September 2006



**MKEC**  
ENGINEERING  
CONSULTANTS, INC.

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-45 – NORTHEAST BASEBALL COMPLEX ADDITION

**OWNER/APPLICANT:** City of Wichita, Property Management, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

**SURVEYOR/AGENT:** MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** North side of 29<sup>th</sup> St. North, West side of Greenwich Road

**SITE SIZE:** 58.42 acres

**NUMBER OF LOTS**

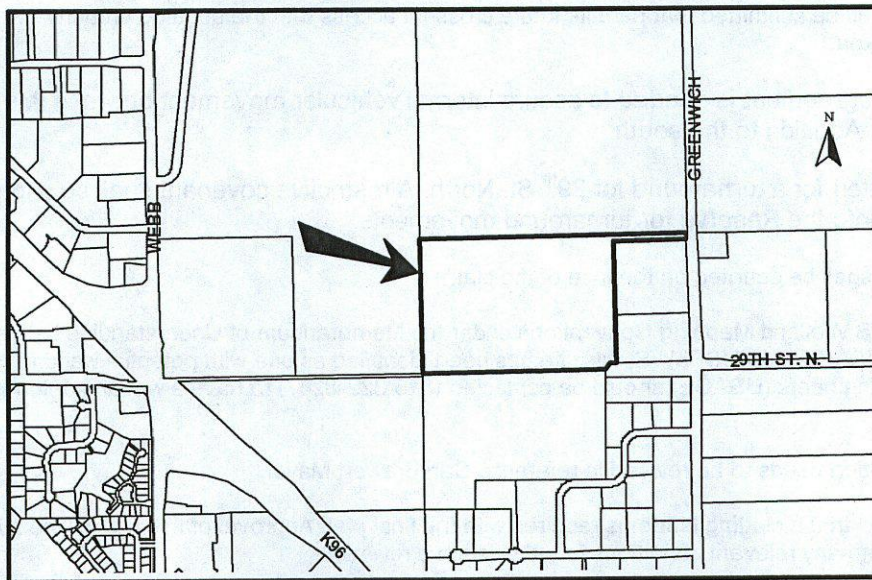
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 58.42 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water. Sewer is available at the southeast corner of the plat but this property has never been assessed so in lieu of assessment fees are needed for both main and lateral to connect. If the lateral is extended by private project, in lieu of assessment fees would be needed for the main. If a petition is provided, the in lieu of assessment fees may be included with the petition.
- 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. **County Engineering** requests a drainage plan and a flood study. A drainage dedication is needed to drain water across the plat from Jabara Airport to the north. Note 8 on the preliminary plat appears to be incorrect as there is some zone A on property.
- D. **County Surveying** advises that the width of the utility easement is needed on L7.
- E. **County Surveying** advises that additional designations for utilities are needed along the east side.
- F. **County Surveying** advises that the basis of bearing needs to be corrected from west side of SE ¼ to east side of SE ¼.
- G. **County Surveying** advises that the bearing along Greenwich Road needs to be corrected.
- H. The plat proposes one opening along Greenwich. "Access control except one opening" shall be denoted on the face of the plat. The final plat tracing shall reference the dedication of access controls in the plat's text.
- I. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the south along Greenwich Road.
- J. A cross-lot circulation agreement is needed to assure internal vehicular movement between this property and the Regency Park Addition to the south.
- K. A reserve shall be platted for a turnaround for 29<sup>th</sup> St. North. A restrictive covenant shall be submitted to permit public access onto the Reserve for turnaround movements.
- L. A block number or letter shall be denoted on the face of the plat.
- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- N. The City Council certification needs to be revised to reference Carl Brewer, Mayor.
- O. 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.
- 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.
- Q. 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.)
- R. 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.

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- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.