

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION  
**STAFF REPORT**  
(ONE-STEP FINAL PLAT)

AGENDA ITEM NO. 11  
JUNE 27, 2002

**CASE NUMBER:** SUB 2002-48 -- SHAVER ADDITION

**OWNER/APPLICANT:** Ralph and Cheryl Shaver, 1002 East MacArthur, Wichita, KS 67216

**SURVEYOR/ENGINEER:** Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

**LOCATION:** North side of MacArthur Road, East of I-135

**SITE SIZE:** 2.23 Acres

**NUMBER OF LOTS**

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

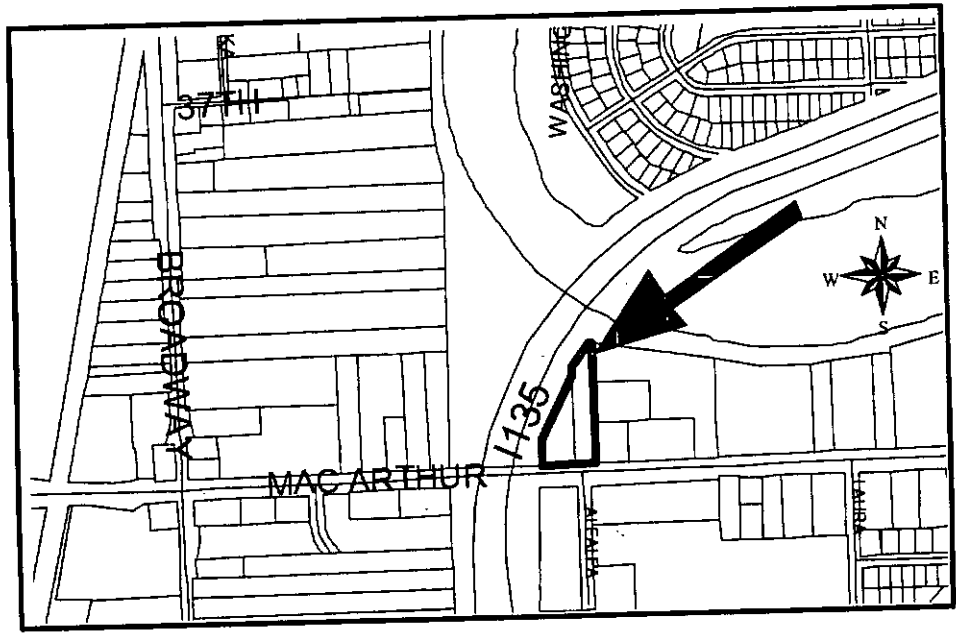
**MINIMUM LOT AREA:** 2.23 Acres

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

**PROPOSED ZONING:** General Commercial

✓ SS & W

**VICINITY MAP**



M-93  
B-295  
Main 1, SW1

**NOTE:** This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2001-66) from SF-5, Single-Family Residential to GC, General Commercial subject to platting. A Protective Overlay (P-O #107) was also approved for this site addressing screening.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. ~~Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement 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.~~
- B. Public water appears to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements. SS ;
- C. ~~City Water and Sewer Department requests a petition for future extension of City sewer services.~~
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan and on any need for the platting of floodway or drainage easements, or minimum building pads.
- F. Traffic Engineering needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along MacArthur Road. Traffic Engineering has requested that the proposed opening align with Alfalfa across MacArthur.
- G. 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.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #107) and its special conditions for development on this property.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- J. The final plat shall be submitted with a revised name as an Addition now within Wichita exists with the name "Shaver Addition".
- K. County Surveying has noted that in the legend the property corner symbols need to be differentiated.
- L. County Surveying has noted that the benchmark needs city datum.

- M. County Surveying has noted that the Wichita Valley Center Flood Control language needs to be removed from the face of plat and platator's text. Arkansas River Flood Control right-of-way language needs to be added with recording data.
- N. County Surveying has noted that the legal description needs to reflect the owner's deeds and then can be more particularly described as the legal shown.
- O. County Surveying has noted that MacArthur Road needs recording data.
- P. The Applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platator'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.
- 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 316-946-4556) 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.

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- 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.

Shaver Closure Comp!.txt

Select figure: Figure Name: SHAVER TRAV

Arc Length: 14.03	Radius: 1762.04	Delta: -0-27-22
Arc Length: 151.85	Radius: 1762.04	Delta: -4-56-16
Arc Length: 18.25	Radius: 733.95	Delta: -1-25-29
Course: S 00-11-15 E	Distance: 602.45	
Course: S 89-38-00 W	Distance: 256.94	
Course: N 07-09-18 E	Distance: 128.55	
Course: N 23-37-33 E	Distance: 318.73	
Course: N 01-36-35 E	Distance: 49.65	

Perimeter: 1540.45

Area: 97075.13 2.23 acres

Mapcheck Closure - (Uses listed courses & COGO Units)  
Error of Closure: 0.000 Course: S 04-17-51 W  
Precision 1: 10320402.66

