

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-04 -- SAVE-A-LOT ADDITION

OWNER/APPLICANT: Power CDC Development Corp., Inc., 1802 N. Hydraulic, Wichita, KS 67214

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

LOCATION: West of Hillside, North side of 13th St. North

SITE SIZE: 1.44 acres

NUMBER OF LOTS

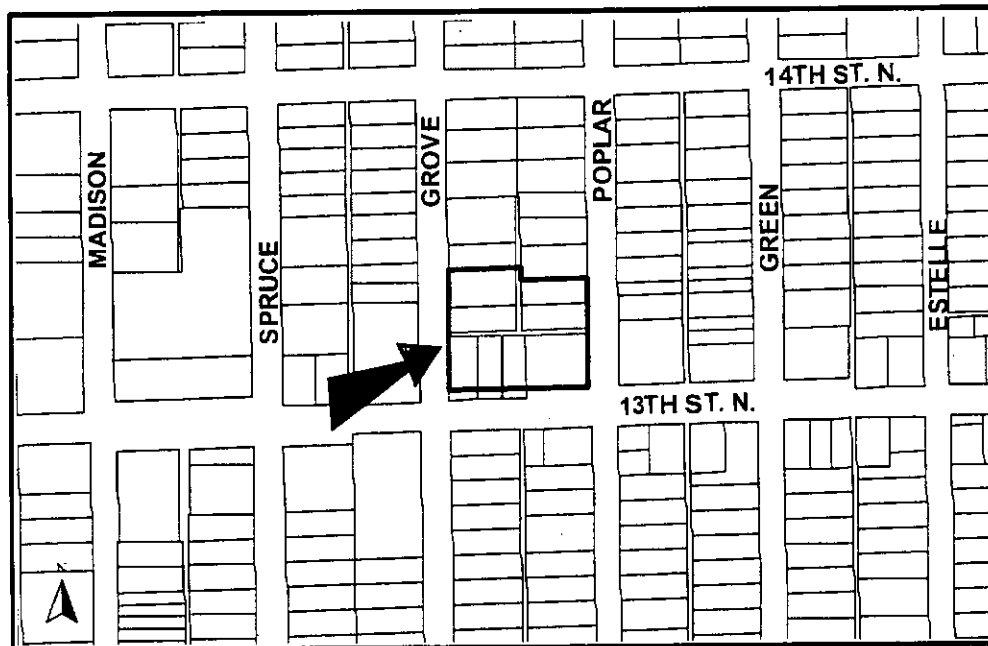
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.44 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of the Hays and Bell Addition and a portion of Marsh's Addition. The Applicant proposes a zone change (ZON 2005-01) from TF-3, Two-Family Residential to LC, Limited Commercial for the north portion of the site. This plat also includes the vacation of an alley.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along 13th St. North.
- F. Traffic Engineering needs to comment on the need for additional right-of-way along 13th St. to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- G. Poplar street needs to be labeled correctly.
- H. Since the vacation of the north-south alley has created an off-site stub, the Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the remaining segment of this alley
- I. 13th St. N should be labeled correctly.
- J. 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.
- K. The platting 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.

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

Save-A-Lot Addition

Parcel Closure

Project: K:\Meps\2003\03002\

COGO Revisions: none

Date: Wednesday, March 02, 2005

Rev: Monday, March 28, 2005

Client Contact: Power CDC

Parcel name: Final PLAT Boundary after Street Dedication

Line Course: N 00-00-00.0 E Length: 239.988	North: 1050.378	East: 1030.000
Line Course: N 89-16-57.1 E Length: 136.956	North: 1290.366	East: 1030.000
Line Course: S 00-05-27.0 E Length: 25.000	North: 1292.081	East: 1166.945
Line Course: N 89-16-57.5 E Length: 138.000	North: 1267.081	East: 1166.985
Line Course: S 00-05-27.4 E Length: 214.999	North: 1268.809	East: 1304.974
Line Course: S 89-17-08.7 W Length: 275.337	North: 1053.810	East: 1305.315
	North: 1050.378	East: 1030.000

Perimeter: 1030.281 Area: 62,579 sq.ft. 1.43 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 46-09-05.8 W

Error North: -0.0003 East: -0.0003

Precision 1: 1,030,280,000.000

Parcel name: Final Plat Boundary before Street Dedication

Line Course: N 00-00-00.0 E Length: 259.990	North: 1030.376	East: 1030.000
Line Course: N 89-16-57.1 E Length: 136.956	North: 1290.366	East: 1030.000
Line Course: S 00-05-27.0 E Length: 25.000	North: 1292.081	East: 1166.945
Line Course: N 89-16-57.5 E Length: 138.000	North: 1267.081	East: 1166.985
Line Course: S 00-05-27.4 E Length: 214.999	North: 1268.809	East: 1304.974
Line Course: S 89-17-08.7 W Length: 124.000	North: 1053.810	East: 1305.315
Line Course: S 00-07-10.3 E Length: 20.001	North: 1052.265	East: 1181.325
Line Course: S 89-17-08.7 W Length: 151.379	North: 1032.264	East: 1181.367

North: 1030.377 East: 1029.999

Perimeter: 1070.325 Area: 65,606 sq.ft. 1.50 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 63-28-00.4 W

Error North: 0.0003 East: -0.0005

Precision 1: 1,070,325.000