

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2003-103 -- UNIVERSAL FIFTH ADDITION

OWNER/APPLICANT: KleanKar, LLC, Attn: Dennis Maloney, P.O. Box 2920, Wichita, KS 67201

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Kellogg, West of Greenwich

SITE SIZE: .26 Acres

NUMBER OF LOTS

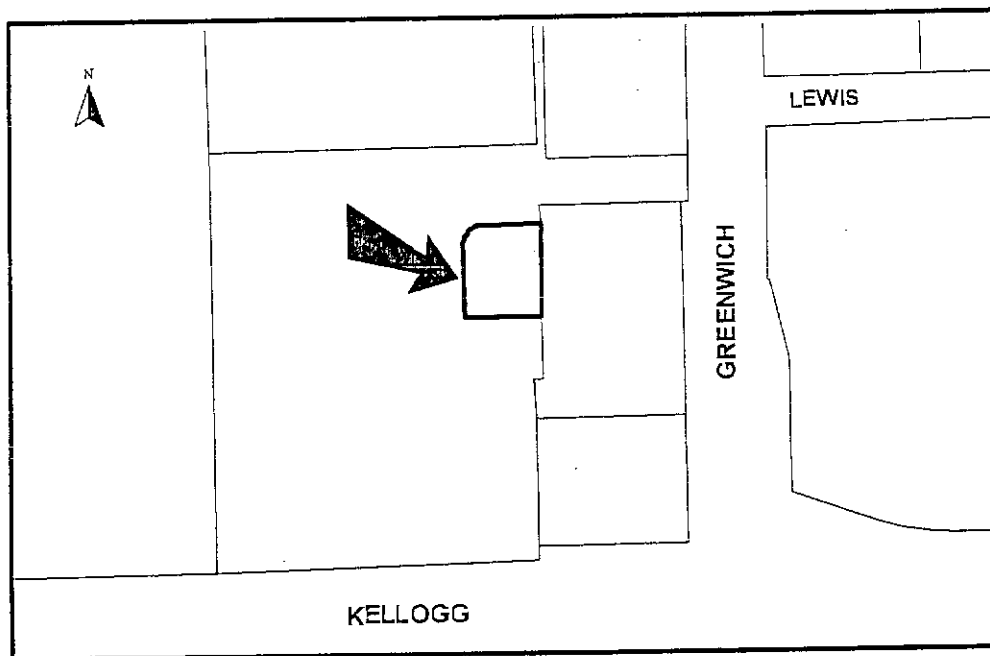
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 11,709 Sq. Ft.

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The owner proposes an expansion of an existing car wash facility on the adjoining property to the east (Universal Fourth Addition).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements. The applicant proposes to tie together by covenant this site with the adjoining property to the east which will negate the need for a guarantee for a sewer extension.
- 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. A cross-lot access agreement with the adjoining property to the east (Universal 4th Addition) shall be provided.
- E. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- F. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- G. The tie point needs to be corrected to reference Universal 4<sup>th</sup> Addition.
- H. The legal description does not correspond with the dimensions on the face of the plat.
- 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 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.)
- 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.

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- 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 thirty (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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

Closure

CLOSURE - UNIVERSAL 5TH ADDITION

PT 01	North: 5620.4984	East :	7115.8833
Line	Course: S 00-00-00 W	Length:	120.7400
PT 02	North: 5499.7584	East :	7115.8833
Line	Course: S 89-49-00 W	Length:	98.0100
PT 03	North: 5499.4448	East :	7017.8738
Line	Course: N 00-11-20 W	Length:	93.4600
PT 04	North: 5592.9042	East :	7017.5657
Curve	Length: 43.2876	Radius:	27.5000
	Delta: 90-11-20	Tangent:	27.5908
	Chord: 38.9549	Course:	N 44-54-20 E
	Course In: N 89-48-40 E	Course Out:	N 00-00-00 E
RP	North: 5592.9949	East :	7045.0656
PT 05	End North: 5620.4949	East :	7045.0656
Line	Course: S 90-00-00 E	Length:	70.8200
PT 01	North: 5620.4949	East :	7115.8856