

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-89 -- WOODHAVEN ADDITION

OWNER/APPLICANT: Waste Disposal, L.L.C., 198 N HW 281, Great Bend, KS 67530

SURVEYOR/ENGINEER: Parsons, Brinckerhoff, Attn: Norman Roelfs, 225 N. Market, Ste.350, Wichita, KS 67202

LOCATION: Northeast corner of Hoover and 55th St. South

SITE SIZE: 48 Acres

NUMBER OF LOTS

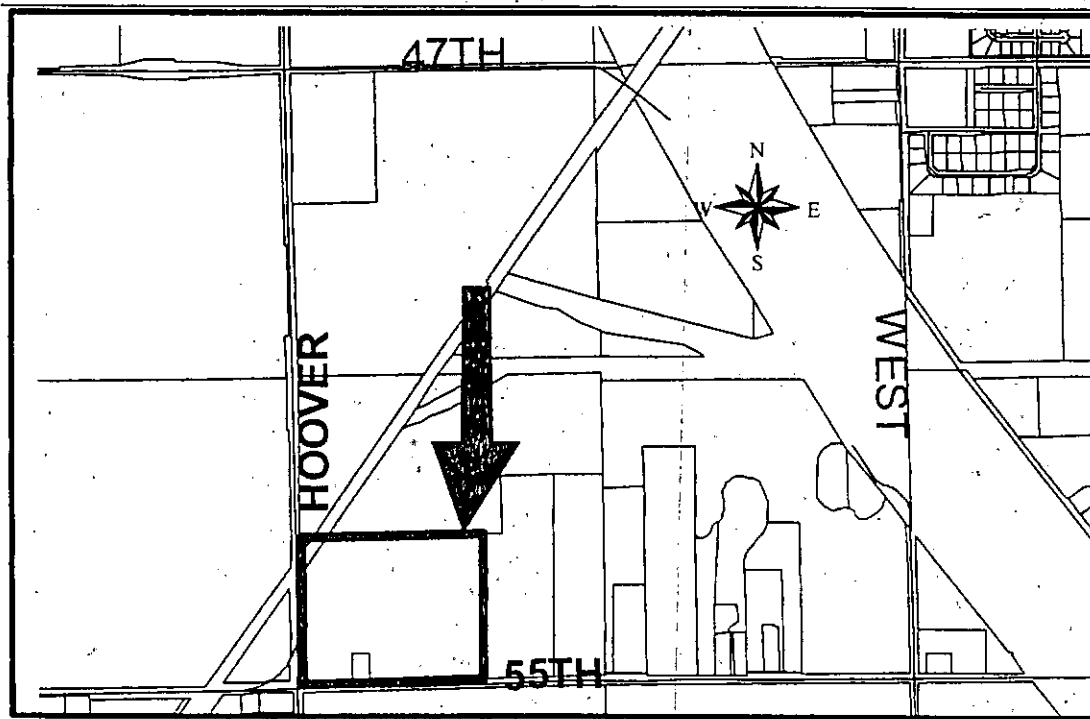
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 45 Acres

CURRENT ZONING: LC, Limited Commercial, SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial, SF-20, Single Family Residential; LI, Limited Industrial

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2001-10) from SF-20, Single-Family Residential and LC, Limited Commercial to LI, Limited Industrial. The site was also approved for a Conditional Use (CON 2001-08) for a solid waste transfer station.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is needed addressing domestic disposal only.*
- B. County Fire Department has required on-site water for fire protection. The applicant shall discuss with County Fire Department options to meet this requirement.
- C. City Water and Sewer Department has required a petition for future extension of City water and 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. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage concept has been received.*
- F. The preliminary plat needs to include a topographic survey.
- G. In accordance with the Conditional Use/ Zone Change approval, the following improvements are required: a) southbound left turn on Hoover at the intersection of 55th Street; b) improved corner radii at the 55th Street and Hoover intersection; c) an east bound left-turn lane on 55th Street at the entrance; and d) a right-turn decel lane at the entrance on 55th Street. County Engineering has also recommended a northbound right turn at the 55th St. and Hoover intersection.
- H. County Engineering has approved one opening along perimeter streets. The site plan submitted with the Conditional Use review denotes one proposed access opening along 55th St. South. Access control except one opening needs to be dedicated along 55th St. South. In accordance with the Subdivision regulations, 150 feet of complete access control is required from the intersection. Complete access control is required along Hoover for a minimum distance of 150 feet from the centerline of the nearest railroad track. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- J. The recording information for the railroad right-of-way needs to be included on the face of the plat.
- K. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

- L. It is recommended that the parcel located northwest of the railroad right-of-way be platted as a reserve.
- M. County Surveying has advised that standard intersection right-of-way dimensions are required.
- N. County Surveying has advised that the plat does not close.
- O. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- P. The County Surveyor's certificate needs to be corrected to reference "KSA 58-2005."
- Q. County Fire Department has required an emergency access paved opening of 20 feet along Hoover.
- R. The MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- S. The City Council certification needs to be added as this plat is located within three miles of the City of Wichita. The Mayor's signature line should be replaced with the City Manager, preceded above by "At the direction of the City Council".
- T. The signature line for the County Commissioners Chair needs to reference Carolyn McGinn".
- U. The name of the Addition "Woodhaven" shall be referenced correctly in the surveyor's certification.
- V. The Notary Certificate needs to include "Kent Wilkens, President of Waste Disposal LLC" and at the end "on behalf of the corporation".
- W. 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.
- X. 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.
- Y. 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.)
- Z. 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.
- AA. 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.

- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. 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.
- GG. 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.



PARSONS BRINCKERHOFF COMPUTATION SHEET

Page 1 of 2

Made by NLR

Date _____

Checked by _____

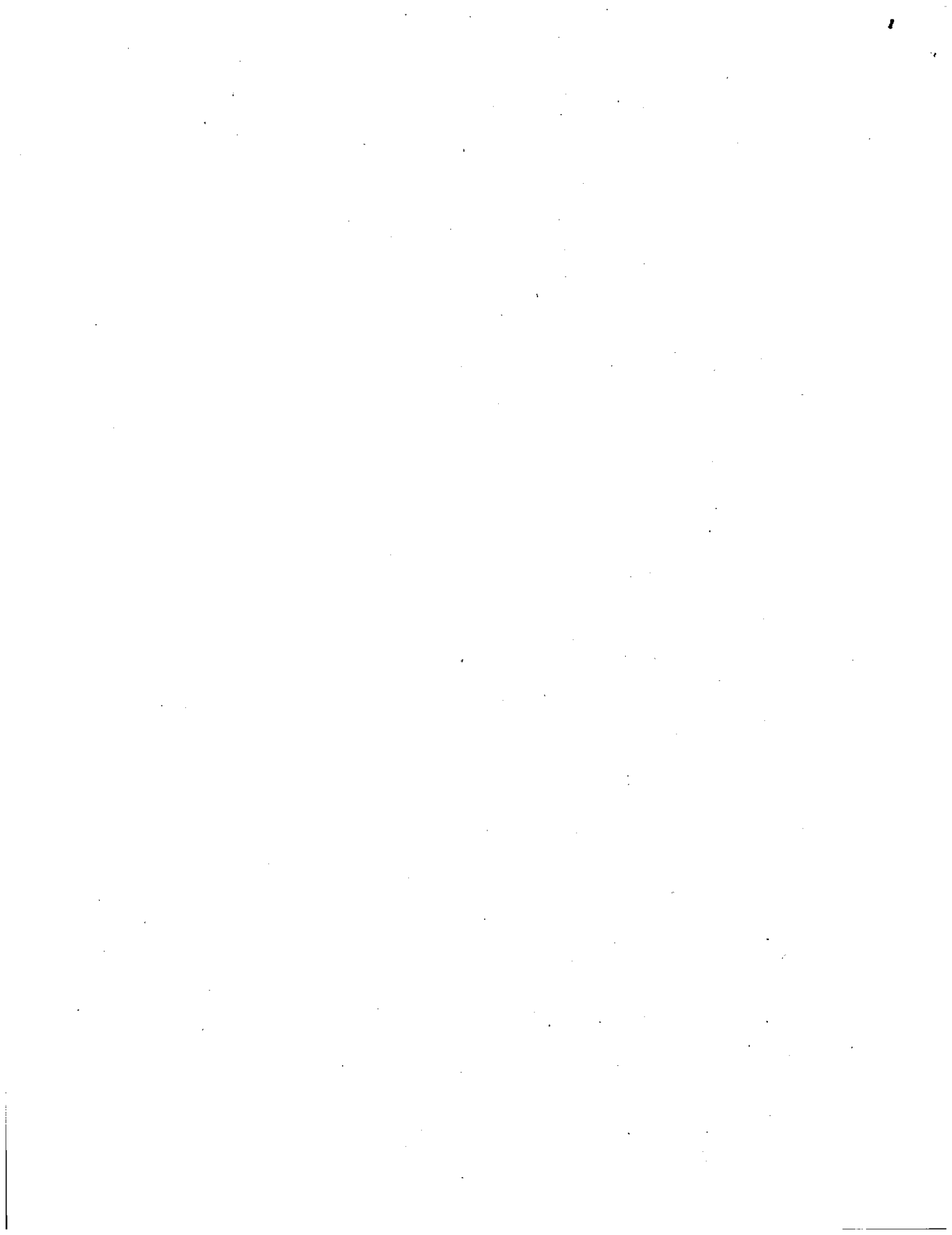
Date _____

Subject Woodhewn Adit
Closure

(RM.CDSE)

| Point # | Direction | Distance | Northing | EASTING |
|---------|-------------------|-----------|----------|---------|
| ① | | | 5000.00 | 5000.00 |
| | N 0° 0' 00" E ✓ | 175.00 ✓ | | |
| ② | | | 5175.00 | 5000.00 |
| | N 08° 31' 53" W ✓ | 101.11 ✓ | | |
| ③ | | | 5274.99 | 4985.00 |
| | N 0° 00' 00" E ✓ | 979.45 ✓ | | |
| ④ | | | 6254.44 | 4985.00 |
| | S 89° 51' 27" E ✓ | 1552.99 ✓ | | |
| ⑤ | | | 6250.58 | 6537.98 |
| | S 0° 15' 38" W ✓ | 1260.96 ✓ | | |
| ⑥ | | | 4989.63 | 6351.75 |
| | S 89° 27' 08" W ✓ | 1256.81 ✓ | | |
| ⑦ | | | 4977.62 | 5275.00 |
| | N 76° 28' 51" W | 102.85' | | |
| ⑧ | | | 5801.66 | 5175.00 |
| | S 89° 27' 08" W ✓ | 175.00 ✓ | | |
| ①① | | | 4999.99 | 5000.01 |

Closure N 0000.01
E 0000.01





PARSONS BRINCKERHOFF COMPUTATION SHEET

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Made by NLR

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Checked by _____

Date _____

Subject WOODHAVEN ADDN

(RM CLOSE)

