

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-105 -- A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

OWNER/APPLICANT: KTW, L.L.C., P.O. Box 8286, Wichita, KS 67208

SURVEYOR/ENGINEER: Austin Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: South side of Kellogg, West of Greenwich

SITE SIZE: 21.3 Acres

NUMBER OF LOTS

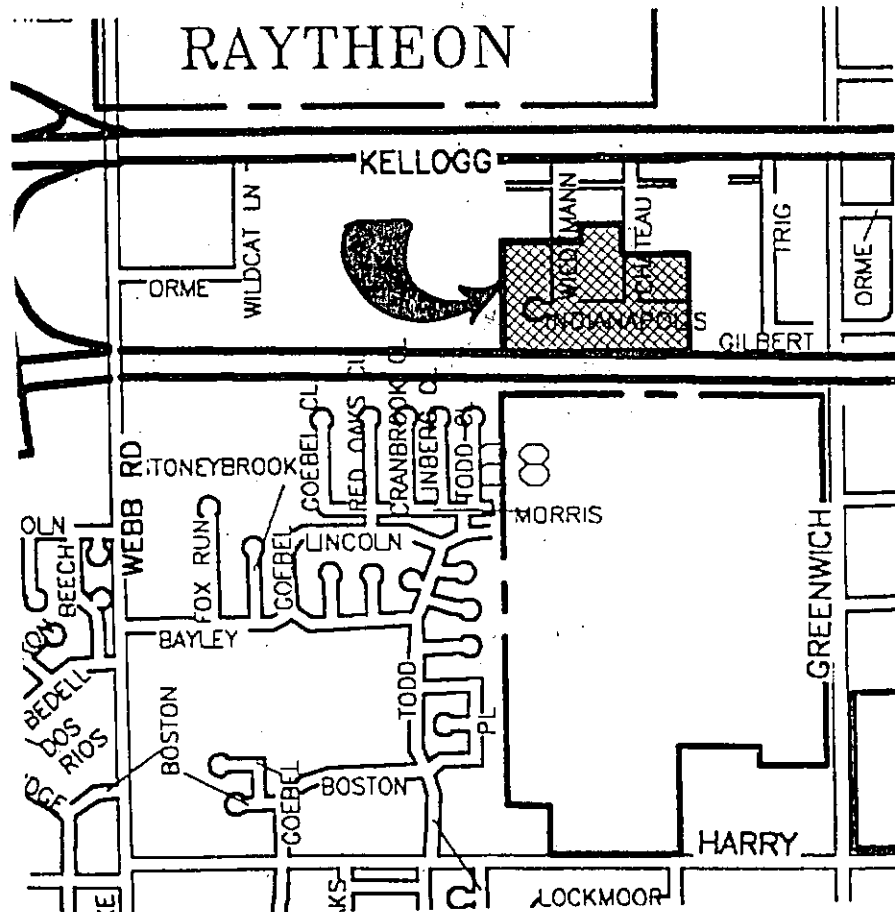
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 6.73 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

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NOTE: This is a replat of the K.T. Wiedemann Business Park. This property is subject to the Wiedemann Business Park CUP (DP-88).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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. In accordance with the CUP approval, the Applicant shall guarantee the construction of the channel from Kellogg to the Holstead Addition (the adjoining property to the east) and fill in the existing channel. If any drainage is directed to the Kansas Turnpike, a letter shall be provided from the Turnpike Authority indicating their agreement to accept such drainage.
- D. Traffic Engineering should comment on the need for additional right-of-way.
- E. Traffic Engineering should comment on the need for left-turn restrictions along Kellogg, or traffic improvements along Kellogg.
- F. Complete access control shall be platted along the Kansas Turnpike.
- G. The applicant shall guarantee the paving of Wiedemann and Chateau to the commercial street standard extending north to Kellogg Drive.
- H. In accordance with the CUP approval, the Applicant shall guarantee the construction of a deceleration lane adjacent to Kellogg where the westernmost street intersects Kellogg.
- I. The signature line for the MAPC Chair needs to be revised to reference "Christopher S. Carraher".
- J. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- K. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a revised platting binder needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. An amendment or administrative adjustment to the CUP will need to be approved.
- N. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-88) and its special conditions for development on this property.

SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

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- O. A 10-ft utility easement is located along the north line of Lot 3 on the CUP, but not indicated on the plat.
- P. The year "2000" needs to be revised to "2001".
- Q. The legal description needs to be revised to include the portions of the streets that are to be vacated.
- R. The dimension of 1329.61 along the south line of the plat needs to be corrected.
- S. The plattor'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.
- T. 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.)
- U. 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.
- V. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

STAFF REPORT

(One-Step Final Plat, Deferred 1/11/01)

CASE NUMBER: SUB 2000-105 -- A REPLAT OF PART OF K.T. WIEDEMANN
BUSINESS PARK

OWNER/APPLICANT: KTW, L.L.C., P.O. Box 8286, Wichita, KS 67208

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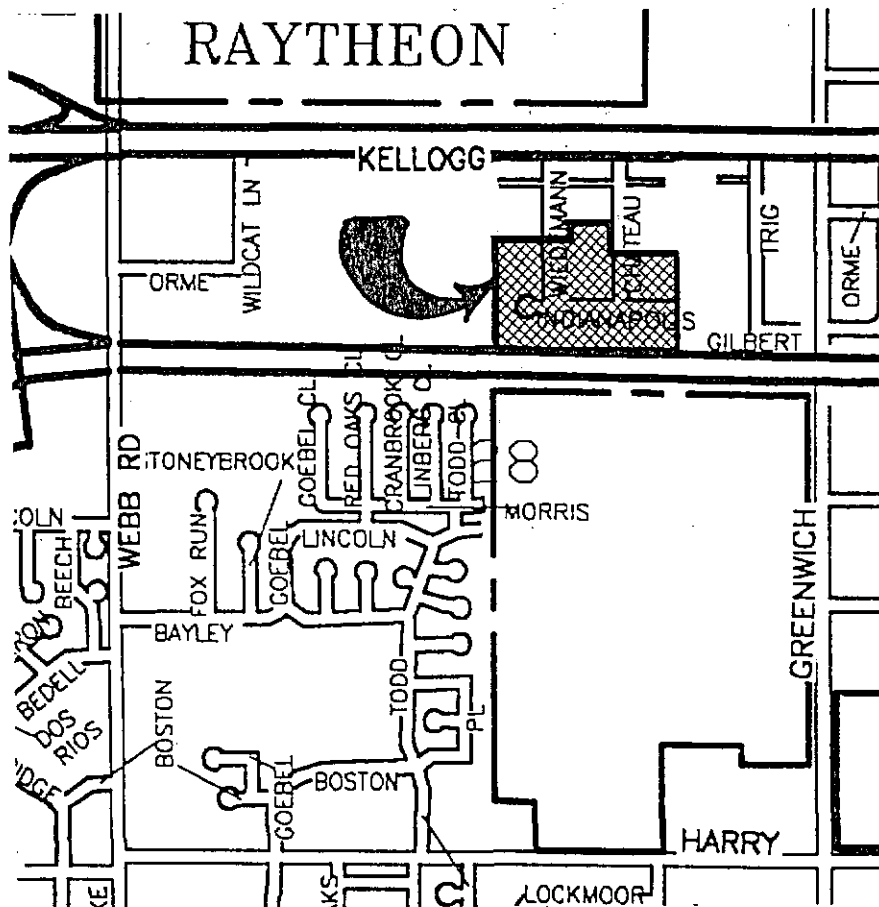
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MINIMUM LOT AREA: 6.73 Acres

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VICINITY MAP



SUB 2000-105 -- One-Step Final Plat of A REPLAT OF PART OF K.T. WIEDEMANN BUSINESS PARK

April 12, 2001 - Page 2

Note: This is a replat of the K.T. Wiedemann Business Park. This property is subject to the Wiedemann Business Park CUP (DP-88).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the site. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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. Since drainage is directed to the Kansas Turnpike, a letter shall be provided from the Turnpike Authority indicating their agreement to accept such drainage.
- D. Complete access control shall be platted along the Kansas Turnpike.
- E. The applicant shall guarantee the paving of Wiedemann and Chateau to the commercial street standard extending north to Kelfogg Drive.
- F. In accordance with the CUP approval, the applicant shall guarantee the construction of a deceleration lane adjacent to Kellogg at Wiedman.
- G. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- H. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a revised platting binder needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. The applicant shall contact the MAPD zoning staff regarding the need for an amendment or administrative adjustment to the CUP.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-88) and its special conditions for development on this property.
- L. A 10-ft utility easement is located along the north line of Lot 3 on the CUP, but not indicated on the plat.
- M. The year "2000" needs to be revised to "2001".
- N. 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.

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April 12, 2001 - Page 3

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- P. 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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Replat of Part of K.T. Wiedemann Business Park

Boundary											
Point	D	M	S			Length	Bearing	Sine	Cosine	Departure	Latitude
							DEGREES				
S	89	49	58	E		400.00	89.8328	1.00000	0.00292	400.00	-1.17
S	89	49	58	E		70.00	89.8328	1.00000	0.00292	70.00	-0.20
N	0	10	2	E		99.39	0.1672	0.00292	1.00000	0.29	99.39
S	89	49	58	E		380.00	89.8328	1.00000	0.00292	380.00	-1.11
S	0	10	2	W		271.39	0.1672	0.00292	1.00000	-0.79	-271.39
S	89	49	58	E		70.00	89.8328	1.00000	0.00292	70.00	-0.20
N	89	17	9	E		405.69	89.2858	0.99992	0.01246	405.66	5.06
S	0	10	13	W		527.59	0.1703	0.00297	1.00000	-1.57	-527.59
N	89	57	21	W		1325.61	89.9558	1.00000	0.00077	-1325.61	1.02
N	0	10	2	E		696.19	0.1672	0.00292	1.00000	2.03	696.19
						4,245.86				0.00690	-0.00652
							Closure Error =				0.01343
							PRECISION =				1: 316,300



