

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-117 -- WICHITA BOEING EMPLOYEES ASSOCIATION
ADDITION

OWNER/APPLICANT: Boeing Employees Association, Attn: S. Smith, 4226 S. Gold,
Wichita, KS 67217

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

LOCATION: South of MacArthur, West of Broadway

SITE SIZE: 57.03 Acres

NUMBER OF LOTS

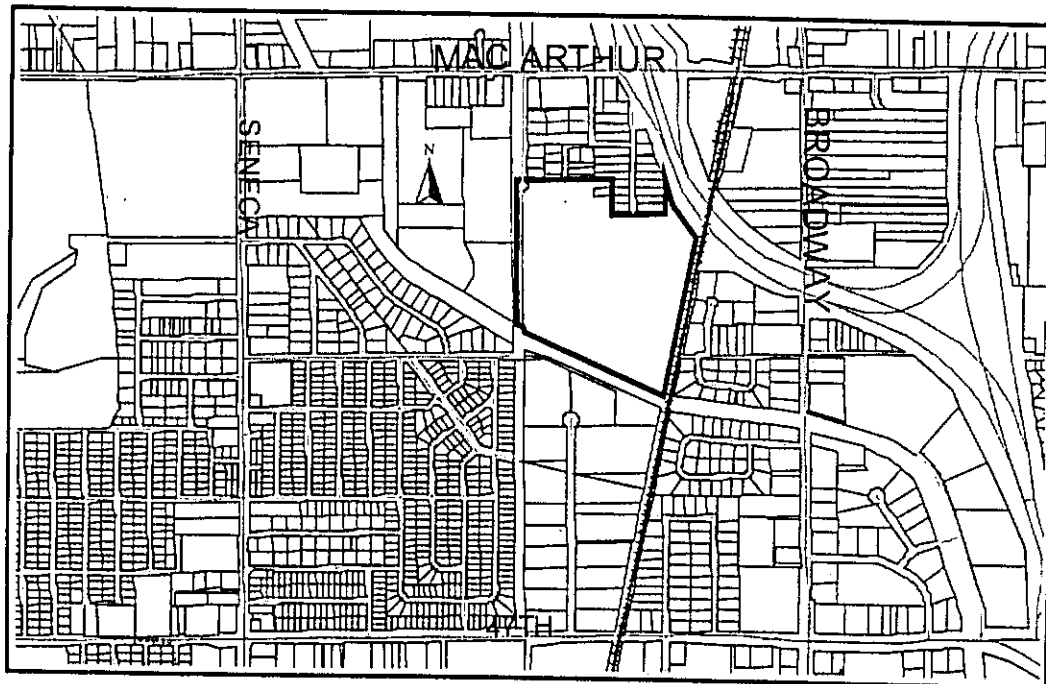
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 57.03 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2000-117 – Preliminary Plat of WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION
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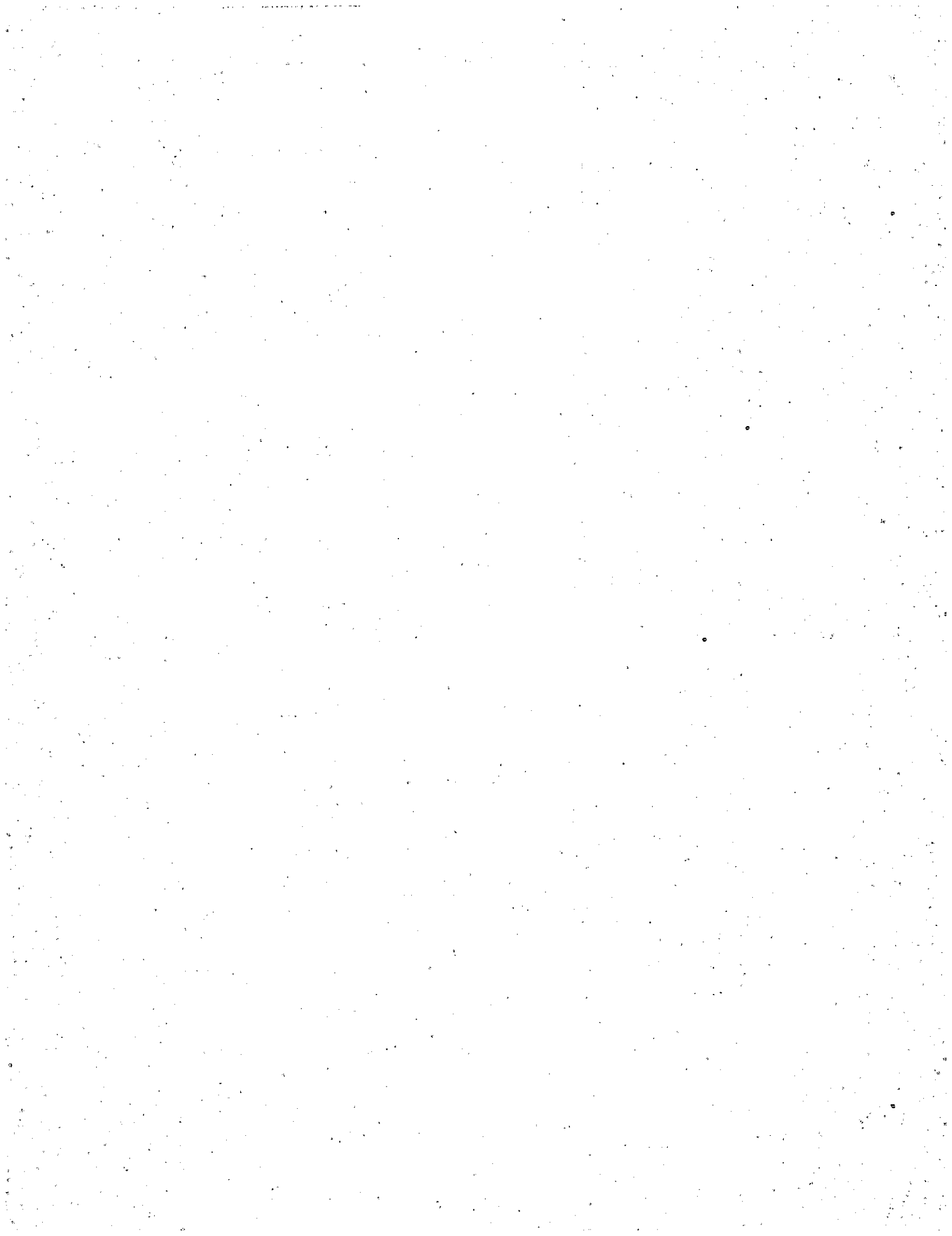
NOTE: This is a replat of the Midland Lake Addition. This site is subject to the Midland Lake CUP approved in 1981 for indoor and outdoor recreation facilities. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any 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 concept. If any of this site's drainage is directed onto the adjacent railroad, a letter will be required from the railroad indicating their willingness to accept such drainage.
- D. City Engineering needs to comment on the proposed vacation of the contingent maintenance access easement along the Riverside Drainage Ditch.
- E. Traffic Engineering needs to comment on the need for access controls, particularly at the south end of Waco. Complete access control should be dedicated along Interstate 235. The primary access is through Gold Street. An emergency access is located at the south end of Wichita Street. The final plat shall reference the access controls in the platting text.
- F. Traffic Engineering needs to comment on the need for a turnaround at the south end of Gold Street and Waco.
- G. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-110) and its special conditions for development on this property.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. On the final plat, the signature line for the County Clerk needs to be revised to reference "Don Brace".
- K. 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.
- L. 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.

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

(Final Plat, Preliminary Plat Approved 1/11/01)

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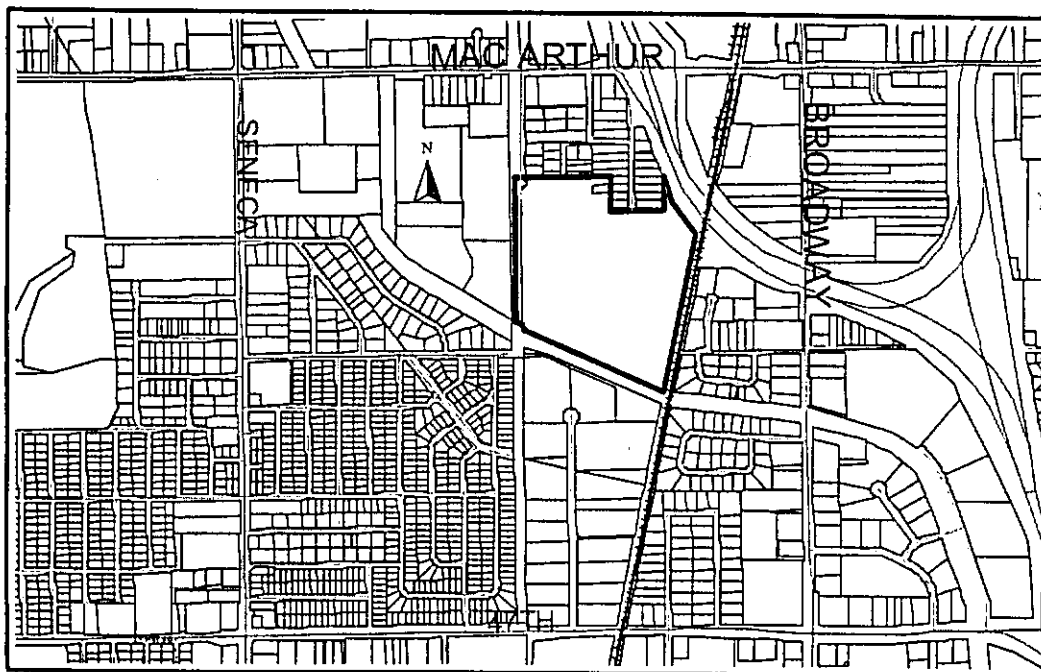
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PROPOSED ZONING: Same

VICINITY MAP

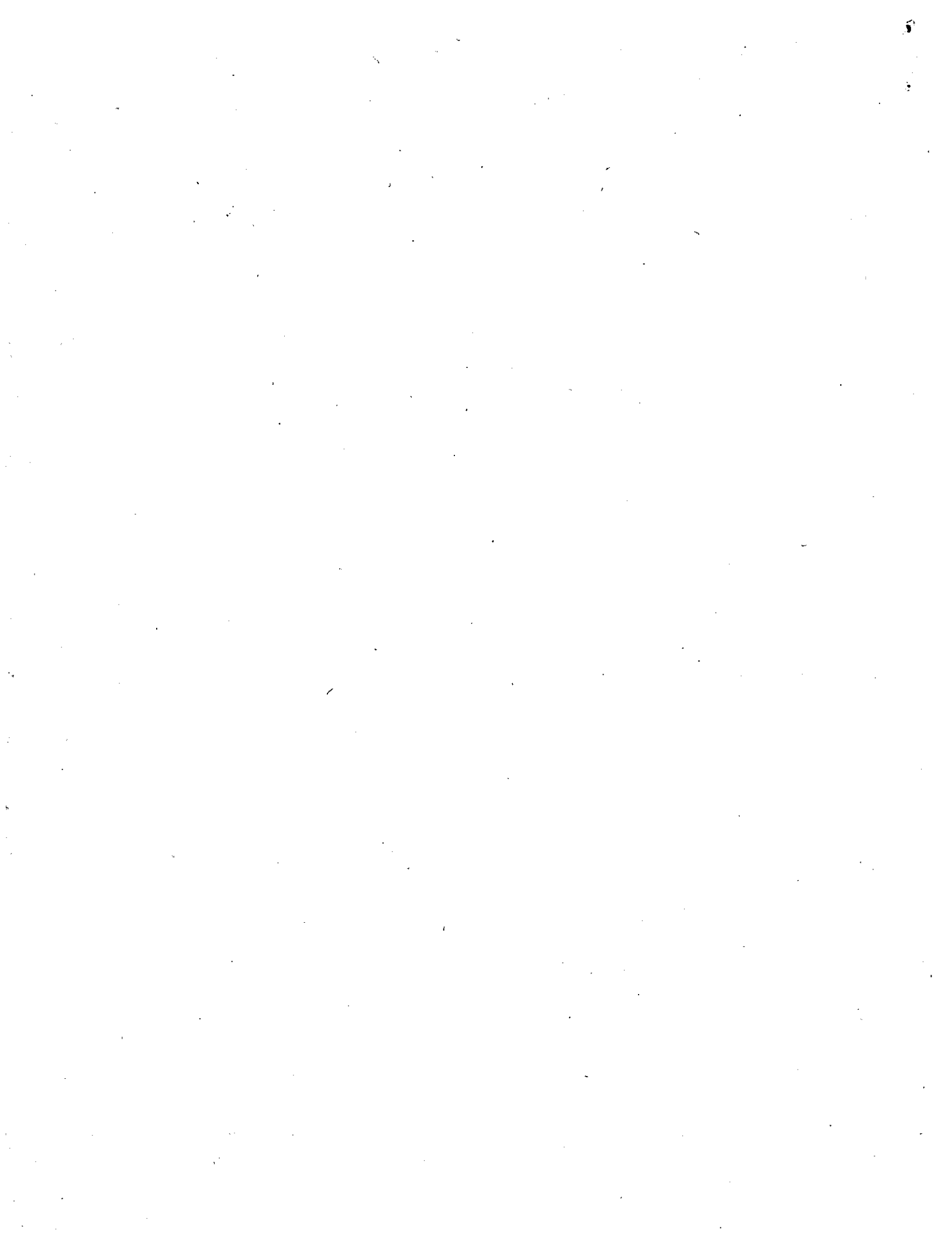


Note: This is a replat of the Midland Lake Addition. This site is subject to the Midland Lake CUP approved in 1981 for indoor and outdoor recreation facilities. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *A petition is required for the turnarounds at the terminus of Gold Street, Waco and Wichita.*
- 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. City Engineering needs to comment on the proposed vacation of the contingent maintenance access easement along the Riverside Drainage Ditch. *The applicant shall retain the easement on the plat.*
- E. The primary access is through Gold Street. An emergency access is located at the south end of Wichita Street, and complete access control has been dedicated along Wichita and Waco. The final plat shall reference the access controls in the plat's text as being dedicated to the appropriate governing body.
- F. Mann Street, located adjacent to the north line of the plat, is not open and should be vacated. The applicant shall contact the property owners to the north to attempt to have this half-street right-of-way vacated. A portion of this street right-of-way will need to be retained as a hammerhead turnaround for Wichita Street.
- G. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-110) and its special conditions for development on this property.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The legal description needs to be revised by deleting "of the S ½ of the SW corner".
- K. 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.

- L. 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.
- M. 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.
- N. 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.)
- O. 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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- R. 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.
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Beaclose

CLOSURE - WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION

PT 01	North: 10014.8983	East :	34534.4286
Line	Course: N 67-32-31 W	Length:	183.8900
PT 02	North: 10085.1456	East :	34364.4849
Line	Course: N 68-00-49 W	Length:	259.1000
PT 03	North: 10182.1491	East :	34124.2285
Line	Course: N 67-12-43 W	Length:	328.9900
PT 04	North: 10309.5746	East :	33820.9182
Line	Course: N 68-20-33 W	Length:	119.8300
PT 05	North: 10353.7988	East :	33709.5474
Line	Course: N 70-11-57 W	Length:	147.2400
PT 06	North: 10403.6766	East :	33571.0128
Line	Course: N 69-21-58 W	Length:	119.2400
PT 07	North: 10445.6962	East :	33459.4219
Line	Course: N 67-05-36 W	Length:	150.4800
PT 08	North: 10504.2677	East :	33320.8087
Line	Course: N 64-29-52 W	Length:	135.0600
PT 09	North: 10562.4172	East :	33198.9078
Line	Course: N 77-20-55 W	Length:	3.3300
PT 10	North: 10563.1466	East :	33195.6587
Line	Course: N 02-50-36 W	Length:	33.9200
PT 11	North: 10597.0248	East :	33193.9761
Line	Course: N 62-13-19 W	Length:	69.7200
PT 12	North: 10629.5177	East :	33132.2906
Line	Course: N 02-50-36 W	Length:	1012.3300
PT 13	North: 11640.6014	East :	33082.0738
Line	Course: N 02-56-41 W	Length:	329.6800
PT 14	North: 11969.8461	East :	33065.1374
Line	Course: N 86-50-58 E	Length:	60.0000
PT 15	North: 11973.1437	East :	33125.0467
Line	Course: N 86-50-58 E	Length:	660.0800
PT 16	North: 12009.4216	East :	33784.1290
Line	Course: N 86-56-50 E	Length:	169.8000
PT 17	North: 12018.4644	East :	33953.6880
Line	Course: S 02-56-32 E	Length:	74.8400
PT 18	North: 11943.7231	East :	33957.5295
Line	Course: S 02-33-51 E	Length:	75.3100
PT 19	North: 11868.4885	East :	33960.8987
Line	Course: S 02-52-26 E	Length:	179.3800
PT 20	North: 11689.3341	East :	33969.8925
Line	Course: N 86-48-49 E	Length:	490.2900
PT 21	North: 11716.5865	East :	34459.4245
Line	Course: N 02-51-50 W	Length:	328.9200



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PT 22	North: 12045.0957	East :	34442.9905
Line	Course: S 21-37-19 E	Length:	252.2800
PT 23	North: 11810.5673	East :	34535.9508
Line	Course: S 35-47-41 E	Length:	399.8400
PT 24	North: 11486.2500	East :	34769.8104
Line	Course: S 09-05-17 W	Length:	1490.0600
PT 01	North: 10014.8951	East :	34534.4521

