

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-19 -- WHEATLAND COMMERCIAL ADDITION

OWNER/APPLICANT: Gray Development Inc., Attn: Billy Gray, 204 Woodchuck, Wichita, KS 67212

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

LOCATION: South side of Hoover Road, West side of MacArthur Road

SITE SIZE: 5.23 Acres

NUMBER OF LOTS

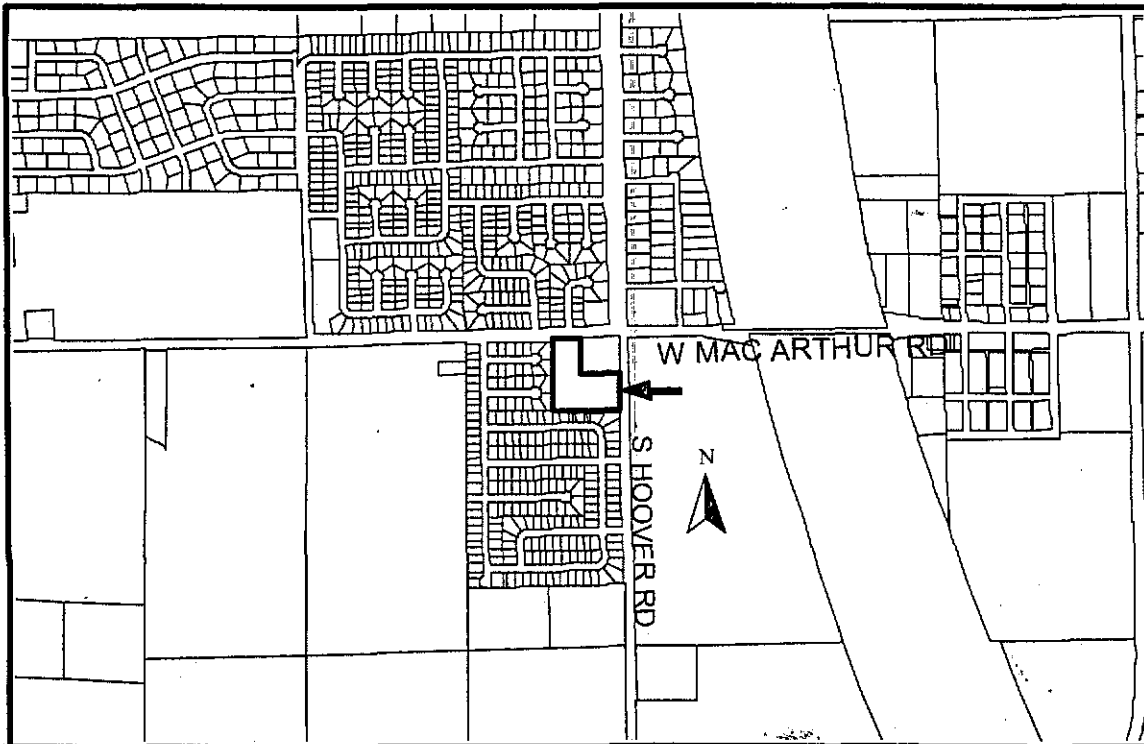
Residential:	
Office:	
Commercial:	2
Industrial:	2
Total:	4

MINIMUM LOT AREA: 31,920 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This property is located in the County adjoining Wichita's City limits and a request for annexation shall be submitted.

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. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. The drainage plan needs to be reviewed for impact to MacArthur and to Hoover.
- E. The plat proposes one access opening both Hoover Road and MacArthur Road. County/Traffic Engineering needs to comment on the access controls. The final plat shall reference the access controls in the plat's text. County Engineering requests a joint access opening along Hoover for the benefit of Lot 2.
- F. The joint access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SUB 2001-19 -- Preliminary Plat of WHEATLAND COMMERCIAL ADDITION
March 1, 2001 - Page 3

- 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 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.
- 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 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 3/1/01)

CASE NUMBER: SUB 2001-19 -- WHEATLAND COMMERCIAL ADDITION

OWNER/APPLICANT: Gray Development Inc., Attn: Billy Gray, 204 Woodchuck, Wichita, KS 67212

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

LOCATION: *South* side of Hoover Road, *West* side of MacArthur Road

SITE SIZE: 5.23 Acres *South*

NUMBER OF LOTS

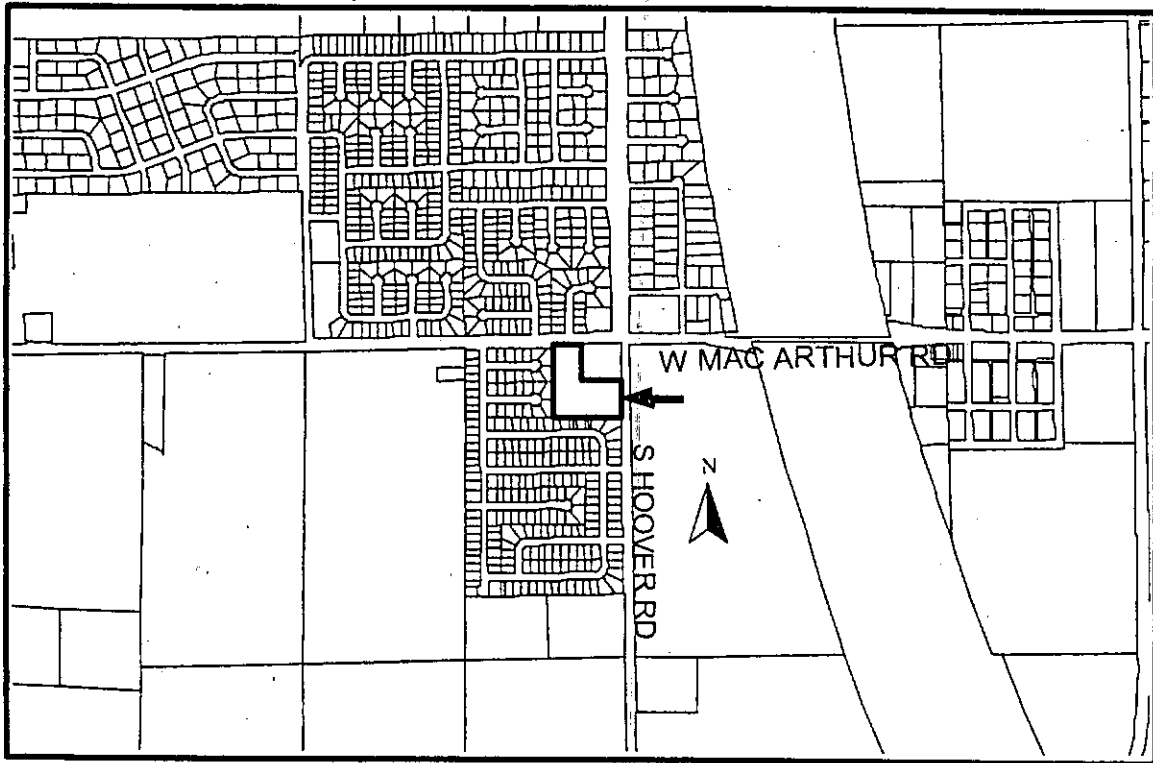
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 31,920 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Main 7-5001

Note: This property is located in the County adjoining Wichita's City limits and a request for annexation shall be submitted.

STAFF COMMENTS:

- A. Municipal water services are available to serve the site. City Engineering has required a guarantee for sanitary sewer extension for Lot 2.
- B. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan needs to be reviewed by County Engineering for impact to MacArthur and to Hoover.
- E. The plat proposes one access opening both Hoover Road and MacArthur Road. County Engineering requests a cross-lot access easement within Lot 1 for the benefit of the adjoining unplatted lot to the north.
- F. The cross-lot access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SUB 2001-19 -- Final Plat of WHEATLAND COMMERCIAL ADDITION
March 29, 2001 - Page 3

- 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 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.
- 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 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.

CLOSURE-WHEATLAND COMMERCIAL ADDITION

1	North: 4954.9548	East : 3096.7018
Line Course:	N 00-00-00 E	Length: 641.87
2	North: 5596.8248	East : 3096.7018
Line Course:	N 89-23-50 E	Length: 238.00
3	North: 5599.3286	East : 3334.6887
Line Course:	S 00-00-00 W	Length: 360.00
4	North: 5239.3286	East : 3334.6887
Line Course:	N 89-23-50 E	Length: 362.00
5	North: 5243.1370	East : 3696.6686
Line Course:	S 00-00-00 W	Length: 288.34
6	North: 4954.7970	East : 3696.6686
Line Course:	N 89-59-06 W	Length: 599.97
1	North: 4954.9540	East : 3096.6987

Error Closure: 0.0033

Course: S 76-23-32 W

Error North: -0.00077

East : -0.00318

Precision 1: 760,344.00