

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-90 – HILLER ADDITION

OWNER/APPLICANT: Horst Hiller, 630 N. Washington Wichita, KS 67214

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: North of Central, West of Hydraulic (District I)

SITE SIZE: 1.06 acres

NUMBER OF LOTS

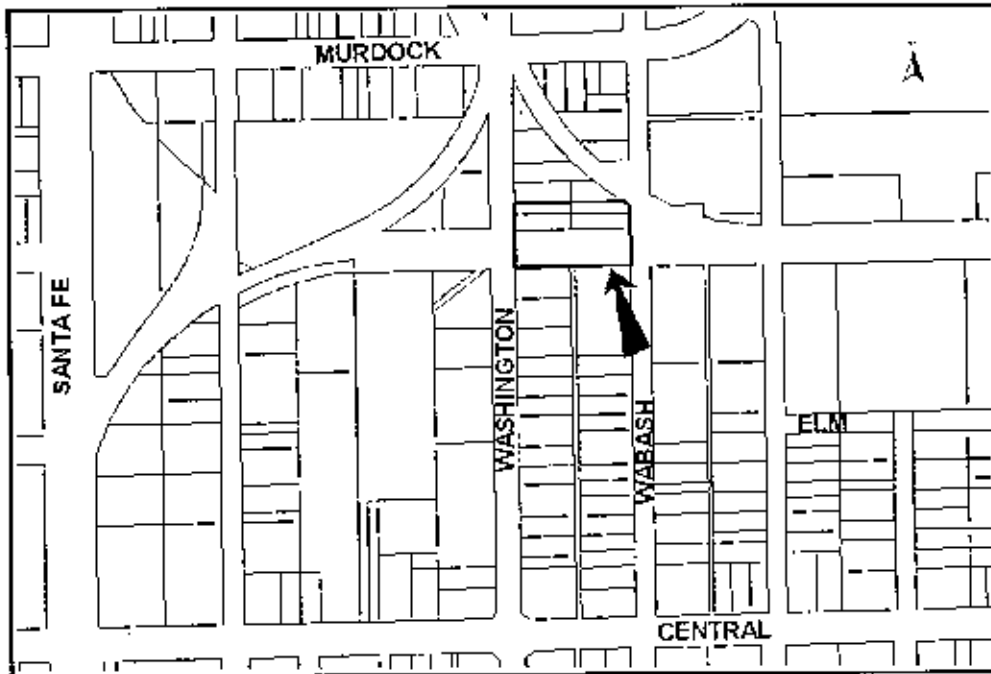
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.06 acres

CURRENT ZONING: LI Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Pearce and Vantillburgh's Addition and the Sim's Subdivision.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
 - B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) 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. Access controls need to be platted. Traffic Engineering has approved one access opening along Washington as denoted on the site plan. The opening along Wabash needs to be closed. The final plat tracing shall reference the dedication of access controls in the platlor's text.
 - E. County Surveying notes that the label at Central and Washington needs to be changed to the southwest corner.
 - F. 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
 - G. A block number or letter and lot number shall be denoted on the face of the plat.
 - 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 platlor'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 that 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
 - L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
 - 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 National Pollutant Discharge Elimination System 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. 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.
 - Q. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.
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Hiller Addition
 Site Plan
 Wichita, Kansas

kemiller
 engineering

215 S. Market
 Wichita, KS 67202
 316/264-0142

PROJECT NUMBER	DATE	SHEET
	11/2018	1
REV NO	DATE	BY
0010		
DESIGN	DATE	BY

