

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-16 -- STONEBOROUGH 3RD ADDITION

OWNER/APPLICANT: Bencor Properties, Attn: Stonegate Real Estate Company, Inc., 229 E. William, 5th Floor, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of 55th St. South and Broadway

SITE SIZE: 2.09 Acres

NUMBER OF LOTS

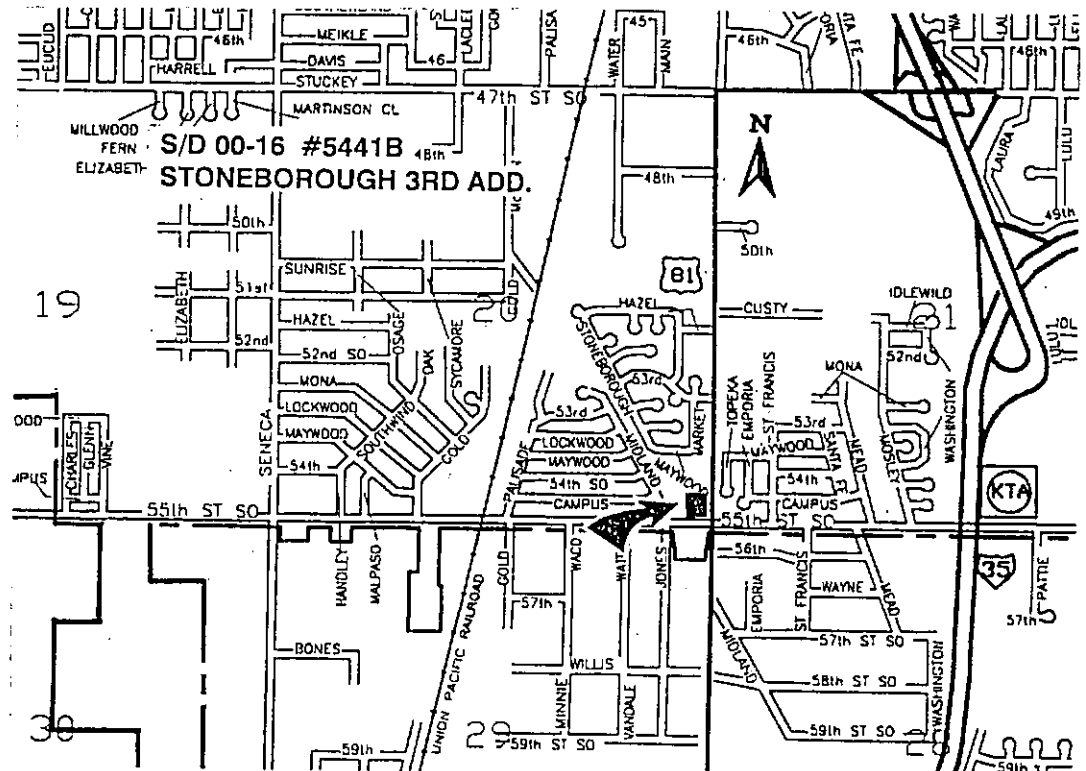
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.00 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



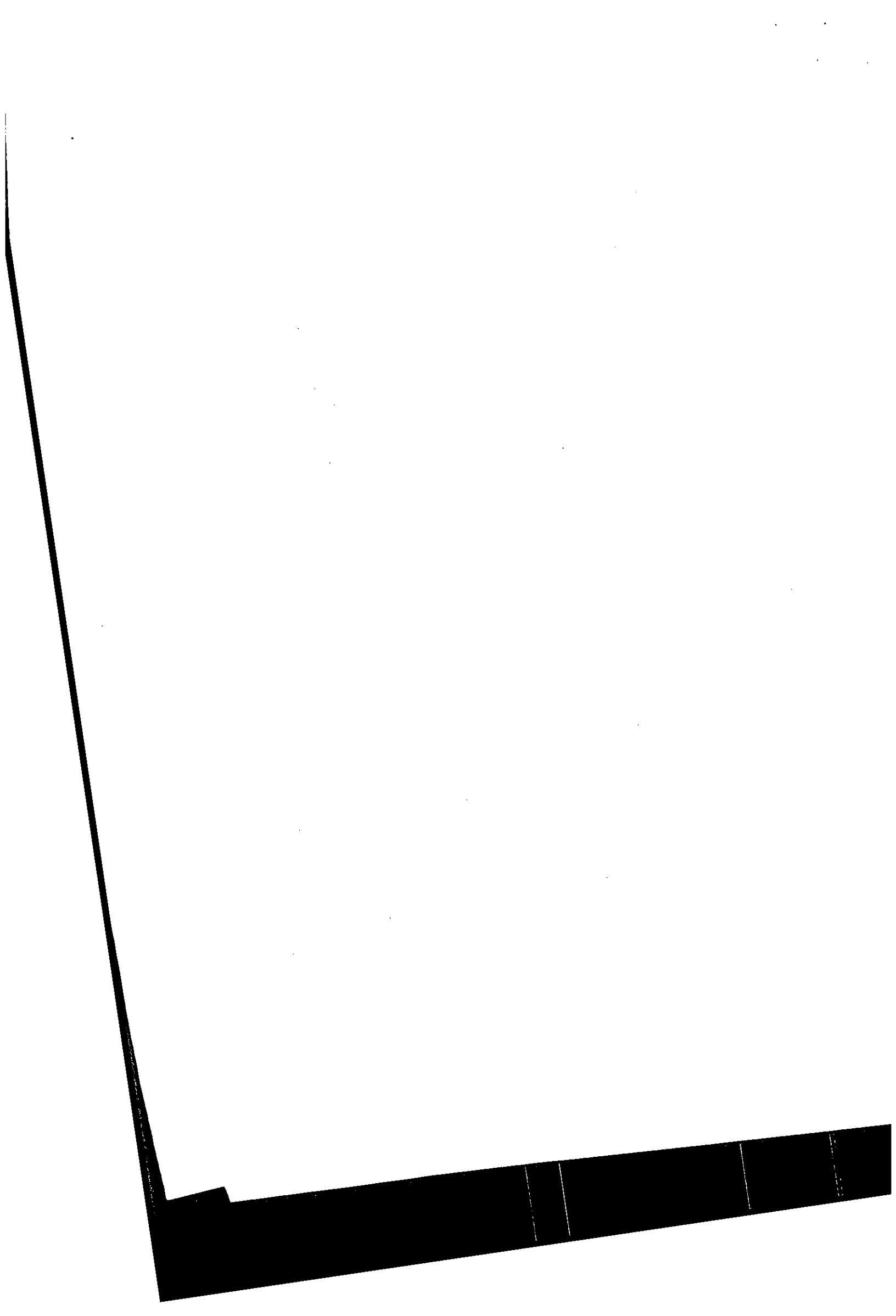
Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to comment on the need for 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.
- D. Traffic Engineering needs to comment on the access controls and the need for alignment of the opening on 55th St. South with the opening to the south. The plat proposes one access opening on Broadway along the north property line and one access opening on 55th St. South along the west property line. MAPD recommends a cross-lot access agreement with adjoining owners to the north and west to minimize access openings along perimeter streets. Distances shall be shown for all segments of access control.
- E. 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.
- F. 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.
- G. If platted, the building setback may be a minimum of 20 feet, to conform with the GC District zoning requirement.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.

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



BOUNDARY CLOSURE:

STONEBOROUGH 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

North: 20144.687	East : 19941.500
Line Course: N 00-00-00 E Length: 225.25	
North: 20369.937	East : 19941.500
Line Course: S 89-41-35 W Length: 306.70	
North: 20368.294	East : 19634.804
Line Course: S 00-00-00 W Length: 320.25	
North: 20048.044	East : 19634.804
Line Course: N 89-41-35 E Length: 15.20	
North: 20048.126	East : 19650.004
Line Course: N 75-40-32 E Length: 103.21	
North: 20073.661	East : 19750.005
Line Course: N 89-41-35 E Length: 175.00	
North: 20074.599	East : 19925.003
Line Course: N 00-00-03 W Length: 70.00	
North: 20144.599	East : 19925.002
Line Course: N 89-41-38 E Length: 16.50	
North: 20144.687	East : 19941.502

Perimeter: 1232.11 Area: 91,027 sq.ft. 2.09 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.002 Course: S 72-24-37 E
Error North: -0.0005 East : 0.0016
Precision 1: 616,055.00