

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-70 -- STONEBOROUGH 2ND ADDITION

OWNER/APPLICANT: Stoneborough Corporation, 229 E. William, Wichita, KS 67202

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

LOCATION: West side of Broadway, north of 55th Street South

SITE SIZE: 2.26 Acres

NUMBER OF LOTS

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

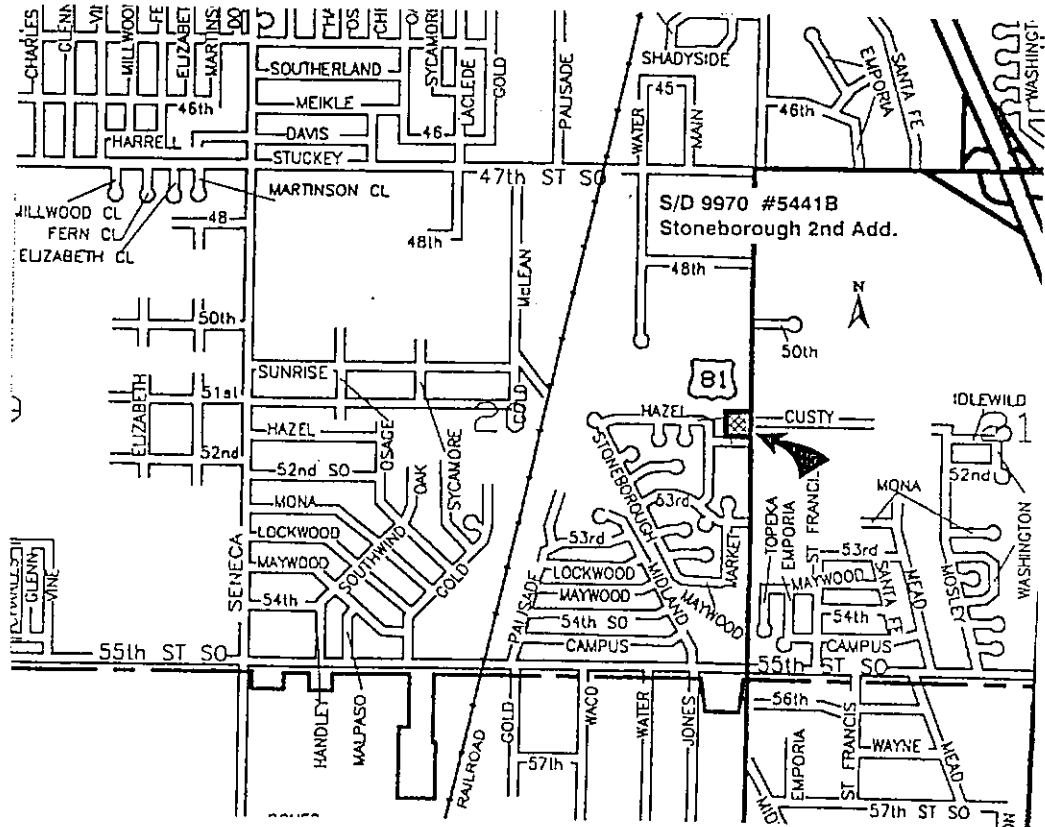
MINIMUM LOT AREA: 1.12 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

*KDOT's approval
on access?*

VICINITY MAP



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

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees are required.
- 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. The plat proposes three access openings along Broadway, including one joint access. Distances should be shown for all segments of access control.
- E. The MAPC signature block should be revised to reference "Frank Garofalo" as the MAPC Chairman.
- F. 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.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. 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.
- I. The dimension along the north line of the plat needs to be revised to correspond with the legal description.
- J. 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.
- K. 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.)
- L. 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.

- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

MICROFILMED
OF RECORD

DRAINAGE COVENANT

THIS DECLARATION made this 26th day of October, 2000, by Stoneborough Corporation, hereinafter called Declarant,

WITNESS:

WHEREAS, Declarant is owner of of Lots 1 and 2, Stoneborough 2nd Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, a Drainage Plan for said lots is on file in the City Engineer's office of the City of Wichita, requiring that each of said lots shall drain to public right of way through an underground pipe drainage system; and

WHEREAS, Declarant intends to construct an underground pipe drainage system to be located within Lot 1 and connected to a public storm sewer, to serve both Lots 1 and 2;

NOW, THEREFORE, Declarant hereby declares and covenants that each of said Lots shall have the right to drain stormwater runoff into said underground pipe drainage system located within Lot 1; and that the maintenance of said underground pipe drainage system shall be the responsibility of the owner of said Lot 1.

This covenant shall be binding on the owners, their heirs, successors or assigns and is a covenant running with the land, and shall be in effect until such time that it may be modified by all of the owners of said Lots.

EXECUTED the day and year first above written.



Stoneborough Corporation

[Signature]

Randall J. Voth, President

[Signature]
Deputy

STATE OF KANSAS
SEDGWICK COUNTY
OCT 27 1 59 PM '00
BILL MEER
REGISTER OF DEEDS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Acknowledged before me this 26th day of October, 2000, by Randall J. Voth
President of Stoneborough Corporation.

[Signature]
Cathy S. Wiggins Notary Public



My appointment expires

6cc → Vicky Huang 755 N. Main Wichita KS 67202

RECEIVED
NOV 27 2000
CITY - ENGINEERING

10/27/00

10/27/00

10/27/00

10/27/00

BOUNDARY CLOSURE: STONEBOROUGH 2ND ADDITION

North: 19999.917	East : 19941.499
Line Course: S 89-55-09 W Length: 291.65	
North: 19999.506	East : 19649.849
Line Course: S 00-18-22 W Length: 337.85	
North: 19661.661	East : 19648.044
Line Course: S 90-00-00 E Length: 291.65	
North: 19661.661	East : 19939.694
Line Course: N 00-18-22 E Length: 338.26	
North: 19999.916	East : 19941.501

Perimeter: 1259.41 Area: 98,593 sq.ft. 2.26 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.003 Course: S 59-23-16 E
Error North: -0.0015 East : 0.0025
Precision 1: 436,925.08