

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2012-00015 – CVS CENTRAL & OLIVER ADDITION

OWNER/APPLICANT: Central and Oliver Holdings LLC, Attn: Premier Civil Engineering, 308 TCW Court, Lake St. Louis, MO 63367

SURVEYOR: Savoy Company, P.A., Attn: Mark Savoy, 433 South Hydraulic, Wichita, KS 67211

AGENT: Premier Civil Engineering, 308 TCW Court, Lake St. Louis, MO 63367

LOCATION: Northeast corner of Central and Oliver (District I)

SITE SIZE: 1.46 acres

NUMBER OF LOTS

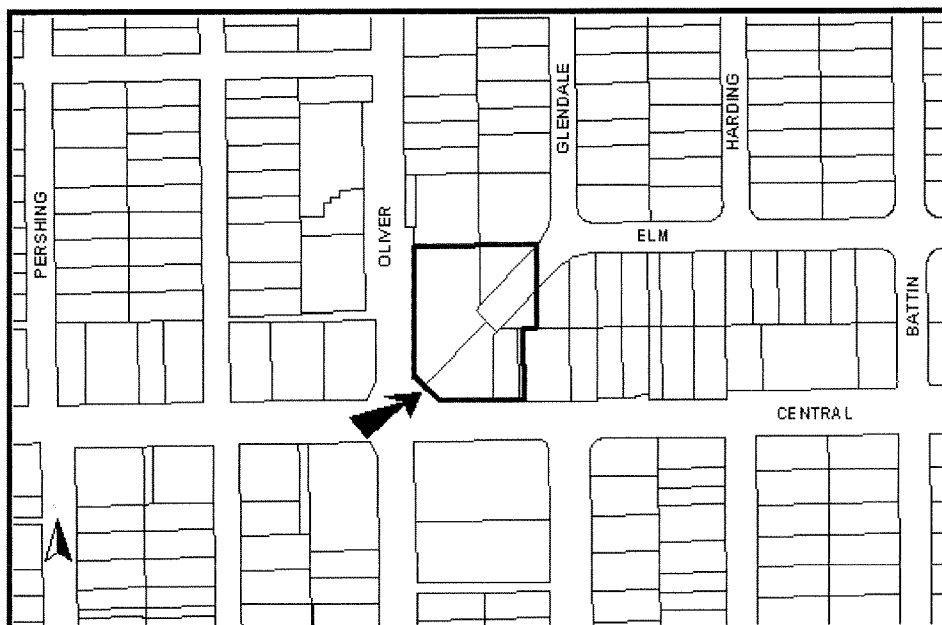
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1.46 acres

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the East Highlands Addition along with a vacated street.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that water and sewer services are available to serve the site. A guarantee is needed for the abandonment of the existing water main in the vacated Elm Street right-of-way and for the relocation of the sanitary sewer main.
- 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 Stormwater Management needs to comment on the drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes complete access control along Central and one opening along Oliver.
- E. A cross-lot access agreement shall be provided with the abutting property owners to the north and east.
- 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. Traffic Engineering has approved the arterial rights-of-way subject to revising the right-of-way along Central to 36.5 feet.
- H. County Surveying requests the following corrections to the legal description for Tract 2:
 - 1. Reflect the right-of-way easement recorded on Film 588, Page 497 for the south five feet of Lots 27 and 28 and the tapered portion on Lot 29 (from five feet on the west line of Lot 29 to 4.17 feet on the east line of Lot 29).
 - 2. Reflect the north 1.5 feet of the south 6.5 feet of Lots 27, 28 and 29 deeded to the City of Wichita at DOC#28649001.
 - 3. Reflect the right-of-way easement recorded on DOC#28714093 over the south 6.5 feet of Lot 30.
- I. The plattor's text shall note the dedication of the street to and for the use of the public.
- J. The spelling of "surveyor's certificate" shall be corrected in the plattor's text.
- 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.

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- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- P. 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.
- Q. 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 Stormwater 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. 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.
- T. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).