

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 21, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 8/24/89)

CASE NUMBER: S/D 89-51 - COLEMAN ADDITION

OWNER/APPLICANT: George W. Coleman, 736 Crestline, Wichita, KS 67212

SURVEYOR/ENGINEER: Castle & Associates

LOCATION: S.E. corner of K-42 and MacArthur Road Intersection

SITE SIZE: 32,126 sq. ft.

NUMBER OF LOTS

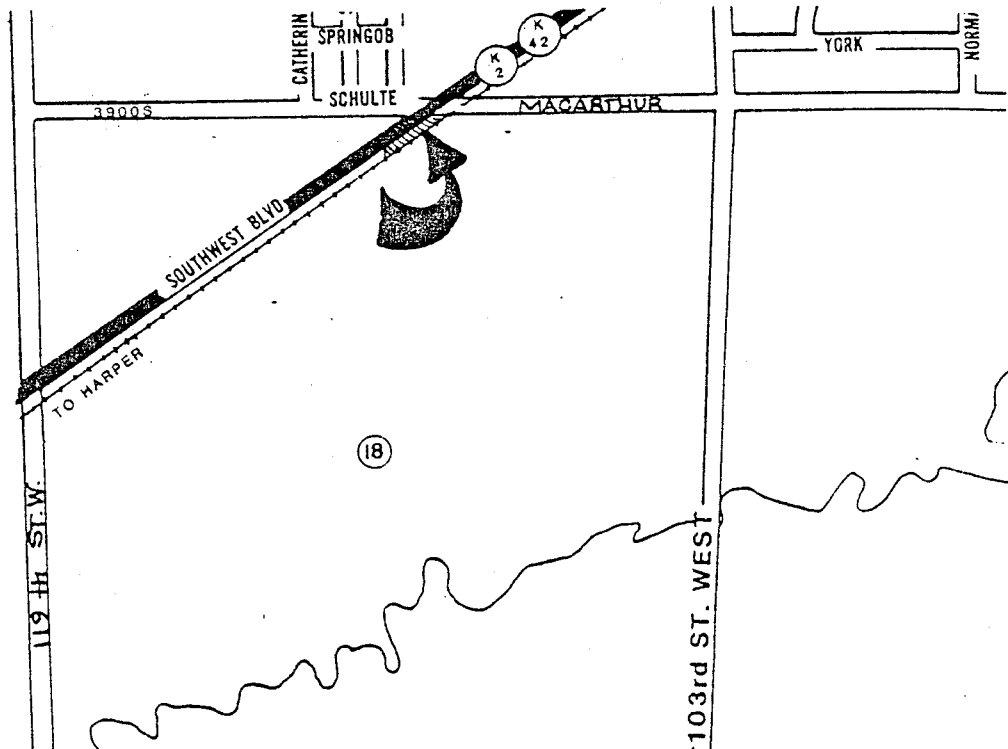
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 32,126 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0600)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change from County "R-1" (suburban residential) to County "E" (light industrial) has been approved for this site subject to platting (SCZ-0600).

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that depending on right-of-way requirements, limited space may be such that on site facilities may require a variance of Health Department standards to obtain approval for well and septic systems at this site. As indicated by this final plat, this site is just over 32,000 sq. ft, which will require a variance for on site facilities.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat is not dedicating right-of-way for the proposed realignment of MacArthur, the final plat tracing shall clearly indicate this. "Proposed" shall be indicated on the face of the plat where the note "MacArthur Road Right-of-Way" is shown. Also, another note shall be placed in this same general area of the plat which indicates "This right-of-way is not being dedicated by this plat."
- E. The plattor's text shall be amended, where reference is made to access controls to the realigned MacArthur Road, by inserting "proposed" before each reference to MacArthur Road.
- F. The last paragraph of the plattor's text, where reference is made to the contingent dedication shall be amended by adding "the Northwesterly line of: before the two references to "lot 1" which follows the description of access across the Northeasterly 40-feet of . . .
- G. On the face of the plat "C.A.C." shall be shown in the area of the Contingent access control. This abbreviation shall also be defined in a legend located below the north arrow.
- H. The final plat tracing shall indicate on the MAPC signature block, the Chairman to be appointed on September 14, 1989.

- I. This plat is within 3-miles of Wichita's City Limits. Consequently, this plat must also be approved by the Wichita City Council. The final plat tracing shall therefore include a signature block with "Bob Knight" as Mayor and "John Moir" as City Clerk.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. If the drainage plan for this site indicates that drainage will occur to the Atchison, Topeka, & Santa Fe Railroad right-of-way to the southeast of this plat, the applicant shall provide a letter from this railroad indicating its willingness to accept such drainage.
- L. If the easement established for the OXY NGL Inc. Petroleum Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. County Engineering also needs to indicate the status of right-of-way being acquired for the proposed relocation of MacArthur and the acceptability of access controls indicated for this plat, particularly the "contingent access control" to K-42.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
August 24, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-51 - COLEMAN ADDITION

OWNER/APPLICANT: George W. Coleman, 736 Crestline, Wichita, KS 67212

SURVEYOR/ENGINEER: Castle & Associates

LOCATION: S.E. corner of K-42 and MacArthur Road Intersection

SITE SIZE: 1.1 Acres

NUMBER OF LOTS

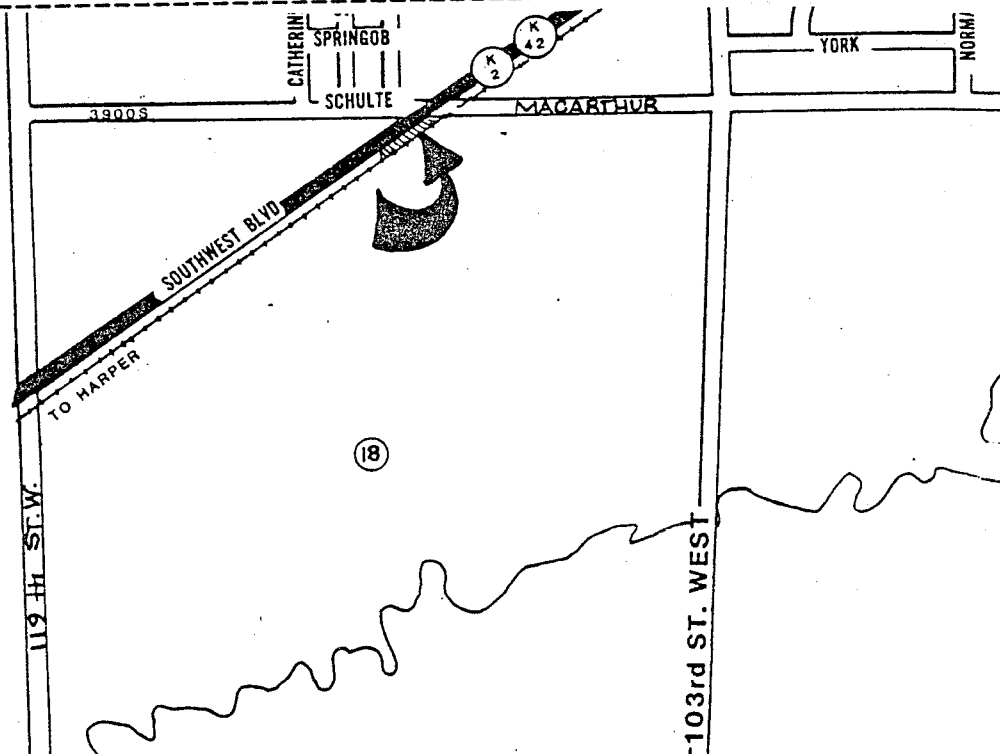
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.1 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0600)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change from County "R-1" (suburban residential) to County "E" (light industrial) has been approved for this site subject to platting (SCZ-0600).

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Unless this property has access and utilizes a municipal water supply, a minimum lot size of 40,000 square feet would be needed for on site water, and, if tests are acceptable, a septic system. Since the total size of this site is approximately 1-acre it cannot at this time be platted into more than a 1-lot plat. The final plat shall therefore indicate only one lot.
- E. The subdivision regulations require, for intersections of major arterials, the dedication of 75-feet of half street right-of-way for a distance of 250-feet from the intersection of the center lines of such arterials. This right-of-way is to taper to the standard right-of-way of 50-feet of half street (60-feet for FAS can be such as MacArthur) over the next 100-feet, or 350-feet from the intersection of the center lines.

Because of safety, the County is considering a realignment of this intersection, that could shift MacArthur and consequently the intersection, south of this site. County Engineering should be prepared to indicate if at this time an outright or contingent dedication of major intersection right-of-way is desired or if the dedications indicated on this plat are acceptable as is.
- F. County Engineering should also be prepared to indicate any access controls it feels should be required. In particular it can be noted that complete access control is typically required within 150-feet of the center line of a railroad track. Complete access control is also presently required for a distance of at least 40-feet along either side of a lot back from the intersection of two major arterials.

Under these conditions no access should be provided to MacArthur across the north line of this plat and the drive to K-42 at the north west corner of the plat should be closed. In addition complete access control further back than the 40-feet indicated above has been typically requested and is being proposed in the revision to the subdivision regulations. County Engineering, therefore, needs to indicate their positions on access controls for this site.

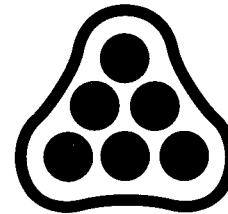
- G. The final plat shall indicate a 35-foot building setback to both MacArthur and K-42.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. If the drainage plan for this site indicates that drainage will occur to the Atchison, Topeka, & Santa Fe Railroad right-of-way to the southeast of this plat, the applicant shall provide a letter from this railroad indicating its willingness to accept such drainage.
- J. If the easement established for the OXY NGL Inc. Petroleum Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- M. 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.
- N. 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.

- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. County Engineering also needs to comment on the right-of-way and access controls indicated in the preceding comments.

August 22, 1995

Mr. Michael Lindebak, P.E.
City Engineer's Office
455 N. Main Street
Wichita, KS 67202

Re: Coleman South Office Addition Parking Lot
PEC File No. 34-95357-1353



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

1965 - 1995

30th

Anniversary

Dear Mr. Lindebak:

On June 8, 1995, we met with you regarding the proposed parking lot to serve the south office addition to the Coleman facility. The drainage concept for this lot was based on sheet flow drainage onto the adjacent wheat field to the south, allowing for stormwater infiltration on Coleman property prior to discharge from the site. At that time, you approved the parking lot drainage concept, subject to further field surveys and review by PEC.

The field survey of the entire tract from the parking lot site to the K-96 right-of-way is complete and is enclosed. As was indicated previously, the site is very flat and there are no defined drainage ways. In addition, a field inspection of the site was made on Wednesday, August 16, 1995, immediately after the heavy rain of the night of August 14-15, 1995. As you aware, this precipitation event approached or exceeded the 100-year recurrence interval amount. At the time of the field inspection, there was no evidence of concentrated flow from the wheat field into either the K-96 or Hydraulic road ditches.

Considering the field surveys and the site inspection after a large precipitation event, it is our opinion that the runoff infiltration concept proposed by Coleman is appropriate for this project.

If there are any questions, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Michael W. Berry, P.E.
Manager
Land Development Division

MWB:sjb

cc: Daryl Neugebauer, Coleman Co.
David White, Howard & Helmer

RECEIVED

AUG 25 1995

CITY - ENGINEERING

DIRECTORS: / D.E. MALTBIE, P.E. / W.H. KELTNER, P.E. / R.D. PLETCHER, P.E. / M.D. SCHOMAKER, P.E. / G.D. SCHOCK, P.E.
J.H. BAILEY, P.E., PH.D. / D.I. NORTON, P.E. / B.E. REMSBERG, P.E. / G.K. GREENWOOD, P.E. / D.E. HAGER, P.E.

ASSOCIATE DIRECTORS: / G.L. ADAMS, P.E.

303 S. TOPEKA
WICHITA, KANSAS 67202
(316) 262-2691
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SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 16, 1989

Mr. Wade Culwell
K.D.O.T., Dist. #5 Engineer
500 N. Hendricks
P.O. Box 769
Hutchison, KS 67504-0769

Re: S/D 89-51 - Proposed Preliminary Plat of Coleman Addition, located at the southwest corner of K-42 and MacArthur

Dear Mr. Culwell:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to K-42 Highway. The property is being platted for commercial purposes.

Please review this plat relative to any additional right-of-way needs for K-42 Highway. Also, the applicant is proposing to plat a total of two (2) access points from the property to the State Highway. Is this acceptable to K.D.O.T.?

This final plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, August 24, 1989. If you have any comments or suggestions about the platting of this property, I would appreciate your contacting me prior to this meeting. My telephone number is: (316)268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

Attachment

cc: Mike Lindebak, City Engineer
Jim Weber, Sedgwick County Department of Public Works