

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10  
October 20, 1988

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-81 BSF Addition

OWNER/APPLICANT: Bill Mesker, 7979 W. Kellogg, Wichita, KS

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.W. corner of 47th St. So. & Woodlawn

SITE SIZE: 80.8 Acres

NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	1
Industrial:	
Total:	12

MINIMUM LOT AREA: 5 Acres

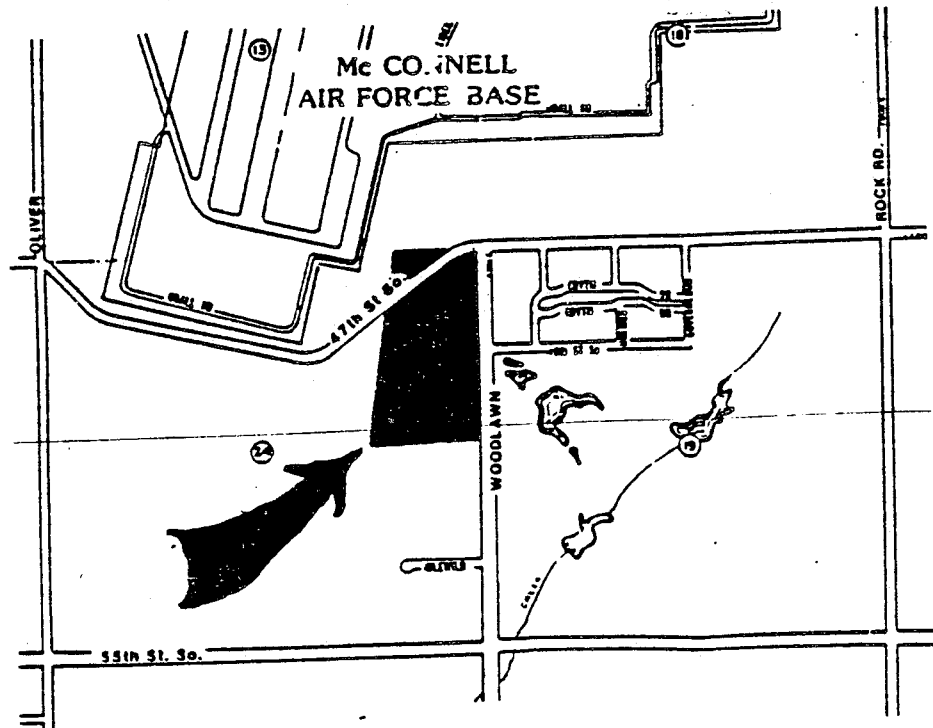
CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "R-1" and "LC" (an existing R-1 area will need to be rezoned to LC, while another area zoned LC, will need a zoning to R-1).

*Should be 47*

SCANNED

VICINITY MAP:



STAFF COMMENTS:

Note: The area shown on this preliminary plat as zoned "LC" is presently zoned "R-1(Lot 2, Block B). Lot 11 and part of Lot 10, which are proposed for single family development, are presently, zoned "LC". The applicant will therefore need to request the rezoning of these sites to correspond to the type of development being proposed.

- 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. The applicant shall guarantee the improvement of Woodlawn Ct. to suburban street standards.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- F. On the final plat additional information shall be provided for determining the floodway boundary within the lots. Dimensions from lot corners, distances and bearings shall be provided so as to explicitly define the floodway.
- G. If required, minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text. The location and elevation of permanent on-site and off-site benchmarks shall also be indicated. Section 5-402(N).
- H. Prior to this plat being scheduled for City Council review, the zone changes indicated in the above for Lots 2, 11 and Part of 10, Block B shall be obtained.
- I. Approval of this plat will be subject to any conditions required of the zone change cases.

- 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. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. On the final plat, dimensions shall be indicated to the center line of the pipeline from the northwest corners of Lot 1, Block A and Lot 2, Block B.
- N. 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.
- O. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

SCANNED

- T. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

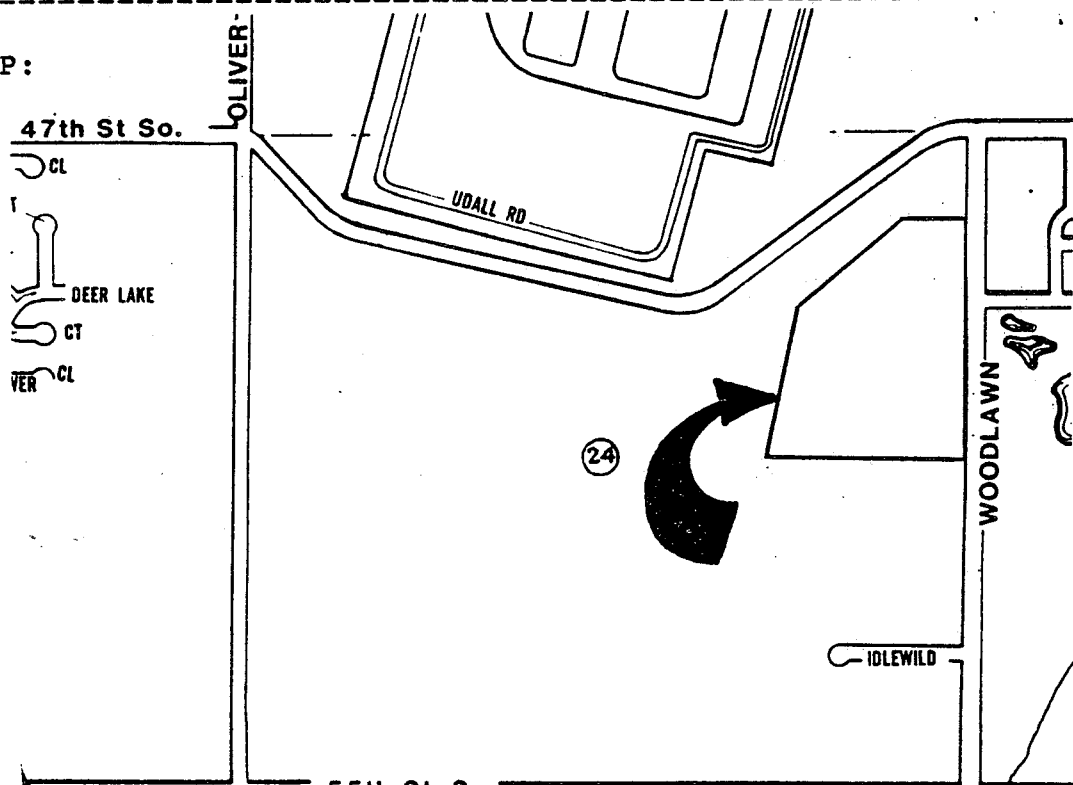
SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13  
April 20, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 10/20/89)

CASE NUMBER: S/D 88-81 BSF ADDITION  
OWNER/APPLICANT: Bill Mesker, 7979 W. Kellogg, Wichita, KS  
SURVEYOR/ENGINEER: Baughman Co., P.A.  
LOCATION: S.W. corner of 17th St. So. & Woodlawn  
SITE SIZE: 53.8 Acres *47 should be*  
NUMBER OF LOTS  
Residential: 9  
Office:  
Commercial:  
Industrial:  
Total: 9  
MINIMUM LOT AREA: 5 Acres  
CURRENT ZONING: "R-1" and "LC"  
PROPOSED ZONING: An area presently zoned LC, will need a zone change to R-1.

VICINITY MAP:



- NOTE: Lot 9 and part of Lot 8, which are proposed for single family development, are presently zoned "LC". The applicant therefore needs to request the rezoning of this site to correspond to the type of development being proposed. This plat is being finalized as a portion of an overall preliminary plat.
- 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. The applicant shall guarantee the improvement of Woodlawn Ct. to suburban street standards.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the film and page of the existing agreement. A copy of this agreement shall be submitted to the Planning Department.
  - F. In order to maintain the integrity of the floodway along the north side of this plat, the final plat tracing shall include in the perimeter of Lot 1, the area of the floodway adjacent to the north line of this lot and indicated on the preliminary plat.
  - G. Prior to this plat being scheduled for City Council review, the zone change indicated in the above note for Lot 9 and Part of 8, Block A shall be obtained.
  - H. Approval of this plat will be subject to any conditions required of the zone change case.
  - I. On the final plat tracing, the City Council signature block shall indicate Robert G. Knight as Mayor.
  - 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- 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. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?