

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7.**

**July 9, 1998**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 98-69 - HAJOCA CO. ADDITION

**OWNER/APPLICANT:** Hajoca Pension Trust, Attn: Gary Wise, 711 N. Hydraulic,  
Wichita, KS 67214; Bryn Mawr Trust Company,  
Attn: Gary Wise, 127 Coulter Ave., Ardmore, PA 19003

**AGENT:** Robert W. Kaplan, 430 N. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Southwest corner of Murdock and Hydraulic Avenue

**SITE SIZE:** 6.13 acres

**NUMBER OF LOTS**

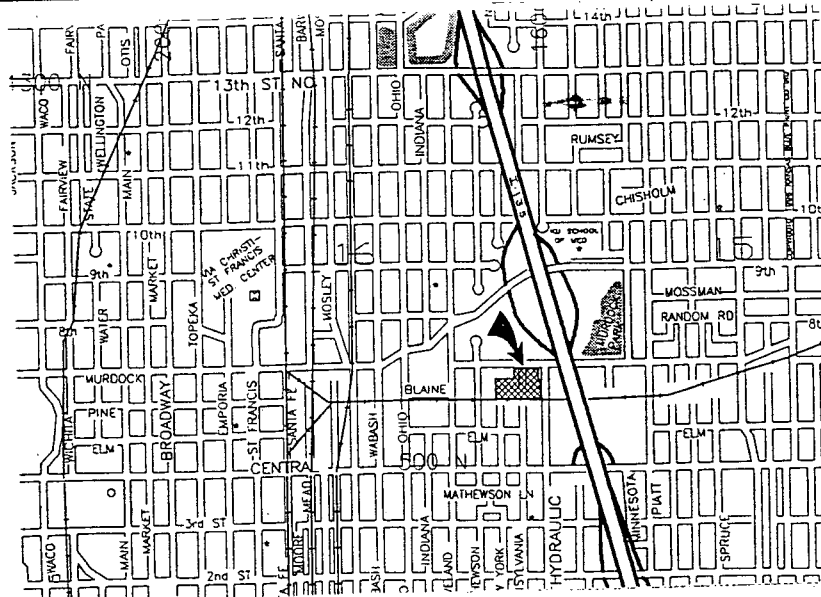
|              |          |
|--------------|----------|
| Residential: |          |
| Office:      |          |
| Commercial:  |          |
| Industrial:  | <u>1</u> |
| Total:       | <u>1</u> |

**MINIMUM LOT AREA:** 6.1 acres

**CURRENT ZONING:** LI, Limited Industrial  
B, Multi-Family

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



Note: The applicant is proposing a zone change for a portion of this site from B, Multi-Family to LI, Limited Industrial. The plat includes the vacation of an east-west alley and two north-south alleys.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being considered by the MAPC, a zone change shall have been submitted and approved.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Utility easements need to be platted to cover the existing sanitary sewer within the vacated alleys.
- E. City Engineering needs to comment on the status of the applicant's drainage concept. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- F. The Subdivision regulations require a 50-ft half-street right-of-way for section line roads. The plat denotes 30 feet to the centerline of Hydraulic. Traffic Engineering needs to comment on the need for contingent right-of-way for Hydraulic.
- G. The Subdivision Regulations specify a 20-ft right-of-way for alleys. Traffic Engineering needs to indicate the need for additional right-of-way for the alley west of the plat.
- H. Traffic Engineering needs to comment on the need for access controls. The Subdivision Regulations require a dedication of 150 feet of complete access control for lots adjacent to railroad tracks.
- I. The final plat shall reference a tie point to a section corner.
- J. 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.)

- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 11.**

**August 20, 1998**

**STAFF REPORT**  
**(Final Plat, Preliminary Plat Approved 7/9/98)**

**CASE NUMBER:** S/D 98-69 - HAJOCA CO. ADDITION

**OWNER/APPLICANT:** Hajoca Pension Trust, Attn: Gary Wise, 711 N. Hydraulic,  
Wichita, KS 67214; Bryn Mawr Trust Company, Attn:  
Gary Wise, 127 Coulter Ave., Ardmore, PA 19003

**AGENT:** Robert W. Kaplan, 430 N. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Southwest corner of Murdock and Hydraulic Avenue

**SITE SIZE:** 6.13 acres

**NUMBER OF LOTS**

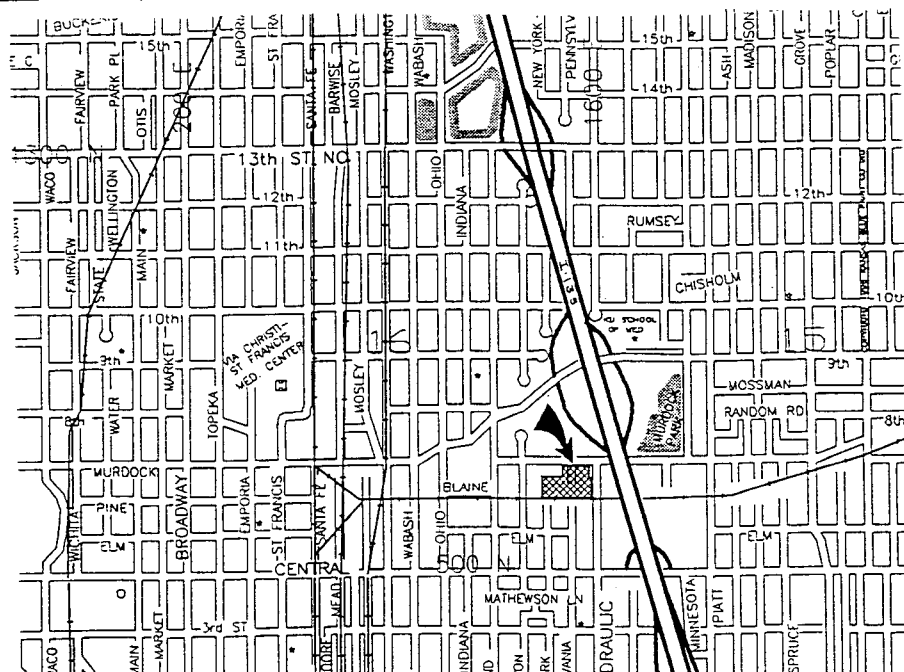
|              |          |
|--------------|----------|
| Residential: |          |
| Office:      |          |
| Commercial:  |          |
| Industrial:  | <b>1</b> |
| Total:       | <b>1</b> |

**MINIMUM LOT AREA:** 6.1 acres

**CURRENT ZONING:** LI, Limited Industrial  
B, Multi-Family

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



Note: The applicant is proposing a zone change (Z-3286) for a portion of this site from B, Multi-Family to LI, Limited Industrial. This replat includes the vacation of an east-west alley, a north-south alley and a north-south street.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being considered by the MAPC, a zone change shall have been submitted and approved.
- B. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Utility easements need to be platted to cover the existing sanitary sewer lines within the vacated alleys.

The requested easements have been denoted on the final plat.

- E. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- F. The Subdivision regulations require a 50-ft half-street right-of-way for section line roads. The plat denotes 30 feet to the centerline of Hydraulic. **Traffic Engineering** needs to comment on the need for contingent right-of-way for Hydraulic.
- G. The Subdivision Regulations specify a 20-ft right-of-way for alleys. **Traffic Engineering** needs to indicate the need for additional right-of-way for the alley west of the plat. **The Applicant shall dedicate 5 feet along the west line of the plat for a utility easement.**

The requested 5-ft easement has been denoted on the final plat.

- H. **Traffic Engineering** needs to comment on the need for access controls. The Subdivision Regulations require a dedication of 150 feet of complete access control for lots adjacent to railroad tracks. **The applicant shall submit a guarantee for the closure of two driveways along Murdoch.**

- I. The final plat shall reference a tie point to a section corner.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. **Southwestern Bell, KG&E, and People's Natural Gas have requested additional easements.**

- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- S. Since the vacation of the east-west alley has created an off-site stub, the Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the remaining segment of this east-west alley.**



Note: The applicant is proposing a zone change for a portion of this site from B, Multi-Family to LI, Limited Industrial. The plat includes the vacation of an east-west alley, a north-south alley and a north-south street.

STAFF COMMENTS:

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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Utility easements need to be platted to cover the existing sanitary sewer within the vacated alleys.
- E. **City Engineering** needs to comment on the status of the applicant's drainage concept. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage. **The drainage plan is approved.**
- F. The Subdivision regulations require a 50-ft half-street right-of-way for section line roads. The plat denotes 30 feet to the centerline of Hydraulic. **Traffic Engineering** needs to comment on the need for contingent right-of-way for Hydraulic.
- G. The Subdivision Regulations specify a 20-ft right-of-way for alleys. **Traffic Engineering** needs to indicate the need for additional right-of-way for the alley west of the plat. **The Applicant shall dedicate 5 feet along the west line of the plat for a utility easement.**
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