

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

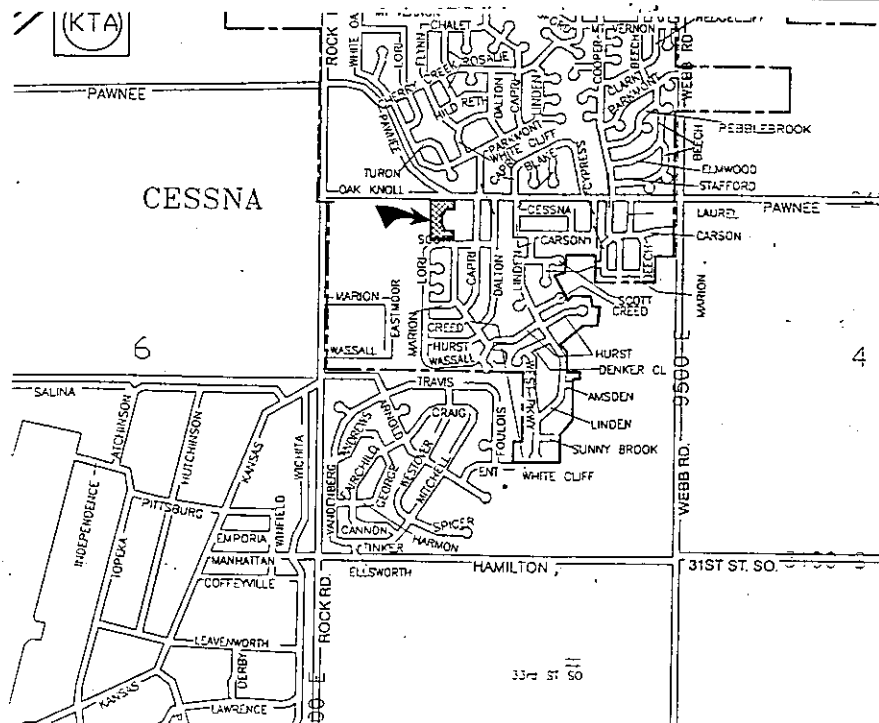
AGENDA ITEM NO. 21.

February 19, 1998

**STAFF REPORT**  
**(One-Step Final Plat)**

- CASE NUMBER:** S/D 98-16 - OAK KNOLL 3RD ADDITION
- OWNER/APPLICANT:** Dale Hecox, 8212 W. Maple, Wichita, KS 67212
- SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203
- LOCATION:** South side of Pawnee, East of Rock Road,
- SITE SIZE:** 3.8 acres
- NUMBER OF LOTS**
- |              |   |
|--------------|---|
| Residential: |   |
| Office:      | 1 |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 1 |
- MINIMUM LOT AREA:** 3.8 acres
- CURRENT ZONING:** MF-29, Multi-Family
- PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This is a replat of Lot 1, Block 1, of the Oak Knoll Addition. A zone change (Z-3189) from MF-29, Multi-Family to GO, General Office was approved by City Council on February 13, 1996 subject to platting. This plat vacates the complete access control dedicated on the original plat and proposes one access opening along Pawnee which currently exists on the site.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other 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 any traffic improvements needed for Pawnee.
- E. The applicant shall submit an avigational easement covering all of the 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.
- 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. The dimension of the eastern plat line on the north side of the plat (165.24') should be consistent with the dimension in the plattor's text.
- I. The final plat tracing shall reference a tie point to a section corner.
- J. The name of the MAPC Chair should be revised to read Richard E. Lopez.

- K. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- L. 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.)
- 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. 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.
- O. 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.
- 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. This will be used by the City and County GIS Department.

# INTEROFFICE MEMORANDUM

**Sensitivity:** COMPANY CONFIDENTIAL

**Date:** 22-Feb-1999 06:46pm  
**From:** Gene Rath  
**Dept:** Public Works  
**Tel No:** 268-4501 (4288)

**To:** Vicky Huang

**Subject:** Drainage Question - Chris Bohm

Talked to Doug Moshier. He agrees with our recommendation in principle, but did not feel that we needed to insist that Hecox get a private easement or agreement from the adjacent property owner. If the existing lines had not extended onto Hecox' property, the call would be tougher.

Let it go through.

*Dak Knoll 3<sup>rd</sup> Add'n*

BOUNDARY CLOSURE: OAK KNOLL 3RD ADDITION

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	North: 19946.440		East: 20679.938
Line	Course: S 89-42-00 E	Length: 347.14	
	North: 19944.623		East: 21027.073
Line	Course: S 00-00-00 W	Length: 165.24	
	North: 19779.383		East: 21027.073
Line	Course: N 90-00-00 W	Length: 121.00	
	North: 19779.383		East: 20906.073
Line	Course: S 00-00-00 W	Length: 16.00	
	North: 19763.383		East: 20906.073
Line	Course: S 45-00-00 W	Length: 73.54	
	North: 19711.382		East: 20854.072
Line	Course: N 90-00-00 W	Length: 16.00	
	North: 19711.382		East: 20838.072
Line	Course: S 00-00-00 W	Length: 30.00	
	North: 19681.382		East: 20838.072
Line	Course: S 90-00-00 E	Length: 10.00	
	North: 19681.382		East: 20848.072
Line	Course: S 00-00-00 W	Length: 102.00	
	North: 19579.382		East: 20848.072
Line	Course: N 90-00-00 W	Length: 10.00	
	North: 19579.382		East: 20838.072
Line	Course: S 00-00-00 W	Length: 30.00	
	North: 19549.382		East: 20838.072
Line	Course: S 90-00-00 E	Length: 16.00	
	North: 19549.382		East: 20854.072
Line	Course: S 45-00-00 E	Length: 72.12	
	North: 19498.385		East: 20905.069
Line	Course: S 00-00-00 W	Length: 6.44	
	North: 19491.945		East: 20905.069
Line	Course: S 90-00-00 E	Length: 32.00	
	North: 19491.945		East: 20937.069
Line	Course: N 00-00-00 E	Length: 10.00	
	North: 19501.945		East: 20937.069
Line	Course: S 90-00-00 E	Length: 98.00	
	North: 19501.945		East: 21035.069
Line	Course: S 00-00-00 W	Length: 163.00	
	North: 19338.945		East: 21035.069
Line	Course: N 90-00-00 W	Length: 354.46	
	North: 19338.945		East: 20680.609
Line	Course: N 00-03-49 W	Length: 607.50	
	North: 19946.445		East: 20679.934

Perimeter: 2280.44 Area: 165,082. sq.ft. 3.78 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.006 Course: N 34-22-36 W  
Error North: 0.0048 East: -0.0033  
Precision 1: 388,924.72