

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15.

July 9, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-70 - LAWRENCE DEVELOPMENT ADDITION

OWNER/APPLICANT: Lawrence Development, L.L.C., 8200 E. 32nd St.,
Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura,
Suite 210, Wichita, KS 67211

LOCATION: Southwest corner of 21st and Ridge Road

SITE SIZE: .65 acres

NUMBER OF LOTS

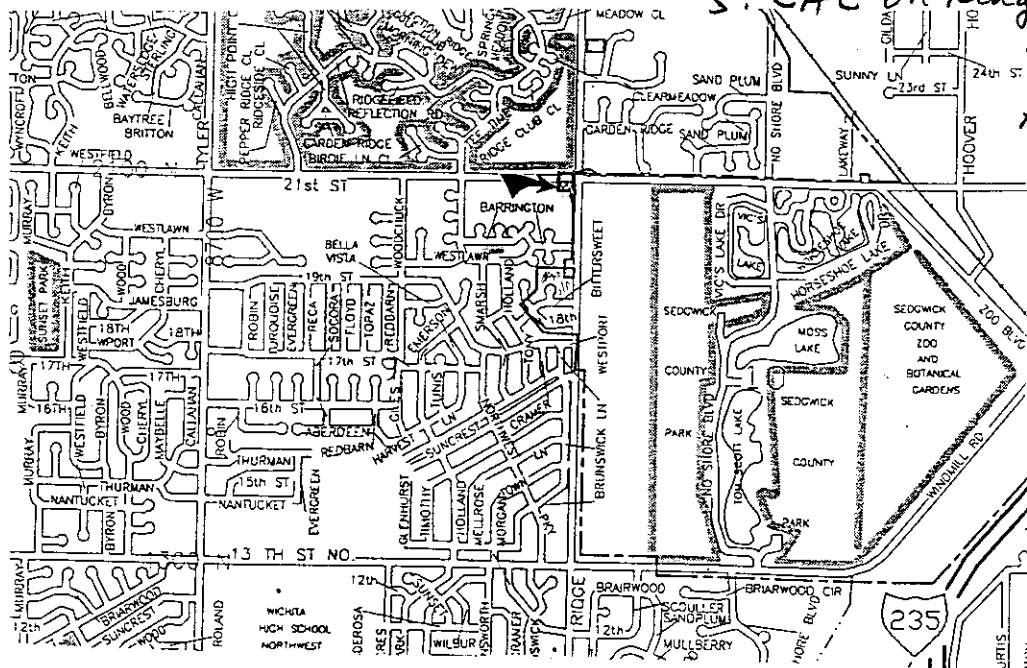
Residential:
Office:
Commercial: 1
Industrial: 1
Total: 2

MINIMUM LOT AREA: 28,600 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



✓ SS sit

- W
1. Show Easement to cover exist'g SS.
 2. Guarantee SS ext.
 3. 75' of Half R/W for Ridge (60' min?)
 4. Have not seen drainage plan.
 5. CAC on Ridge, 1 pt. access to 21st toward the western part of lot.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any 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. The plat denotes two access openings along 21st St. North and one opening along Ridge. Traffic Engineering needs to indicate if the access controls are acceptable. For corner lots at arterial intersections, the Subdivision regulations require dedication of complete access control of at least 40 feet from the intersection (for lots with less than 130 feet of street frontage) and at least 100 feet of complete access control for other lots. On the final plat tracing, the plattor's text shall note that the access controls are being dedicated to the City of Wichita, and that the location of the openings are subject to approval by the City Engineer.
- E. The plat is titled "Lawrence Development Addition", which does not correspond with the name referenced in the plattor's text - "Lawrence Development 1st Addition".
- F. The tie points to the section corners shall be corrected to reference a range of "1W".
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. Traffic Engineering needs to comment on the need for any improvements to 21st St. North or Ridge Road or the need for any additional right-of-way.
- I. 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.)
- J. 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.
 - 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - L. 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.
 - M. 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.
 - N. Perimeter closure computations shall be submitted with the final plat tracing.
 - O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
 - P. 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.
 - Q. 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. 6.

July 23, 1998

STAFF REPORT
(One-Step Final Plat-Deferred 07/09/98)

CASE NUMBER: S/D 98-70 - LAWRENCE DEVELOPMENT ADDITION

OWNER/APPLICANT: Lawrence Development, L.L.C., 8200 E. 32nd St.,
Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura,
Suite 210, Wichita, KS 67211

LOCATION: Southwest corner of 21st and Ridge Road

SITE SIZE: .65 acres

NUMBER OF LOTS

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

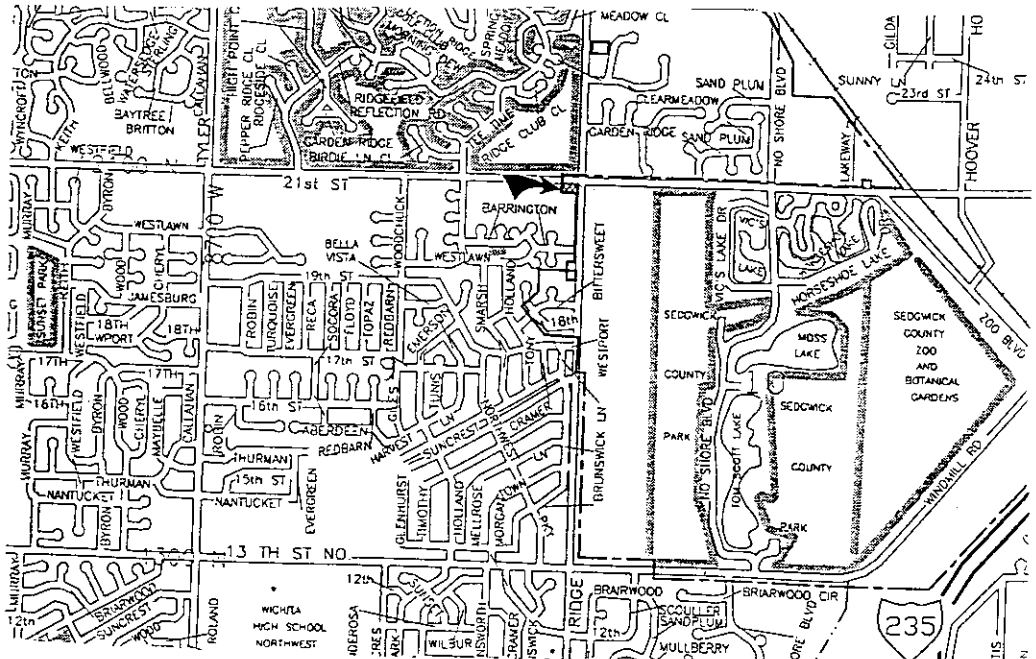
37-15-swi

MINIMUM LOT AREA: 28,600 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located within the County adjoining Wichita's City limits.

STAFF COMMENTS:

- A. As the site is located within the County adjoining Wichita's City limits, the applicant shall submit a request for annexation, prior to City Council review. If the site has not been annexed prior to City Council review, County Commission approval of this plat will be needed, and the County Commission signature block will need to be included on the final tracing.
- B. City Engineering needs to indicate if any 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. City Engineering needs to comment on the status of the applicant's drainage plan.
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- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- 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.

Gene Roth 268-4288
Fax 268-4114

AFFIDAVIT

STATE OF KANSAS }
SEDGWICK COUNTY } SS

JUL 20 12 34 PM '99

BILL M...
REGISTER OF DEEDS

Sharon Bragg
DEPUTY

State of Kansas)
Sedgwick County) SS

268-4266
Michael Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath, states:

I have examined the final plat of "LAWRENCE DEVELOPMENT", an Addition to Wichita, Sedgwick County, Kansas, and have found that certain information is incorrect or was omitted on the plat as shown on the face of "LAWRENCE DEVELOPMENT", an Addition to Wichita, Sedgwick County, Kansas. The following corrections or omissions have been revised or added as follows:



1. The property surveyed was described as lying in Range 1 West of the 6th P. M. and should be described as lying in "Range 1 East of the 6th P. M." *is correct*
2. The bearing for the property line at the northeast corner of the property having a distance of 42.26 feet is incorrectly stated as N 89° 19' 22" E and should read S 45° 27' 19" E.
3. The plat does not denote the existing right-of-way adjacent to Ridge Road and should note that the existing right-of-way is 40 feet and the street dedication is 20 feet for a total of the 60 feet of right-of-way that is depicted.
4. The plat's text did not make reference to the right-of-way dedications. The following language should be added to the plat's text: "The street dedications are for the use and benefit of the public for public streets."
5. The plat's text notes that the property surveyed was "platted into Lots" and should note that the property was "platted into a Lot."
6. The plat does not denote the lot number and should note that the lot platted is "Lot 1."

Michael Lindebak
Michael Lindebak, P.E.

Dated this 20th day of July, 1999.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 20th day of July, 1999, by Michael Lindebak, P.E., City Engineer for the City of Wichita, Kansas,

Janice K. Briggs
Notary Public

My App't Exp. 9/21/2002



800

sec

JWB

LD TYPE						A	<i>Sub-Lawrence Development</i>					
RANGE			TOWN			SEC	QTR	ARB(A#1)				
0	1	41	2	7	5	09	NE					

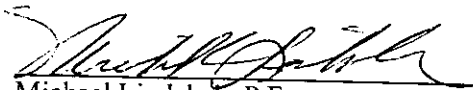
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 Sedgwick County) SS

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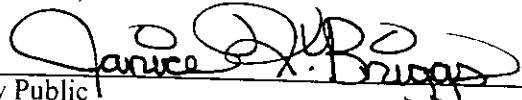
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Michael Lindebak, P.E.

Dated this 20TH day of July, 1999.

State of Kansas)
)
 Sedgwick County) SS

The foregoing instrument acknowledged before me this 20TH day of July, 1999, by Michael Lindebak, P.E., City Engineer for the City of Wichita, Kansas,


Notary Public

My App't Exp. 9/21/2002

