

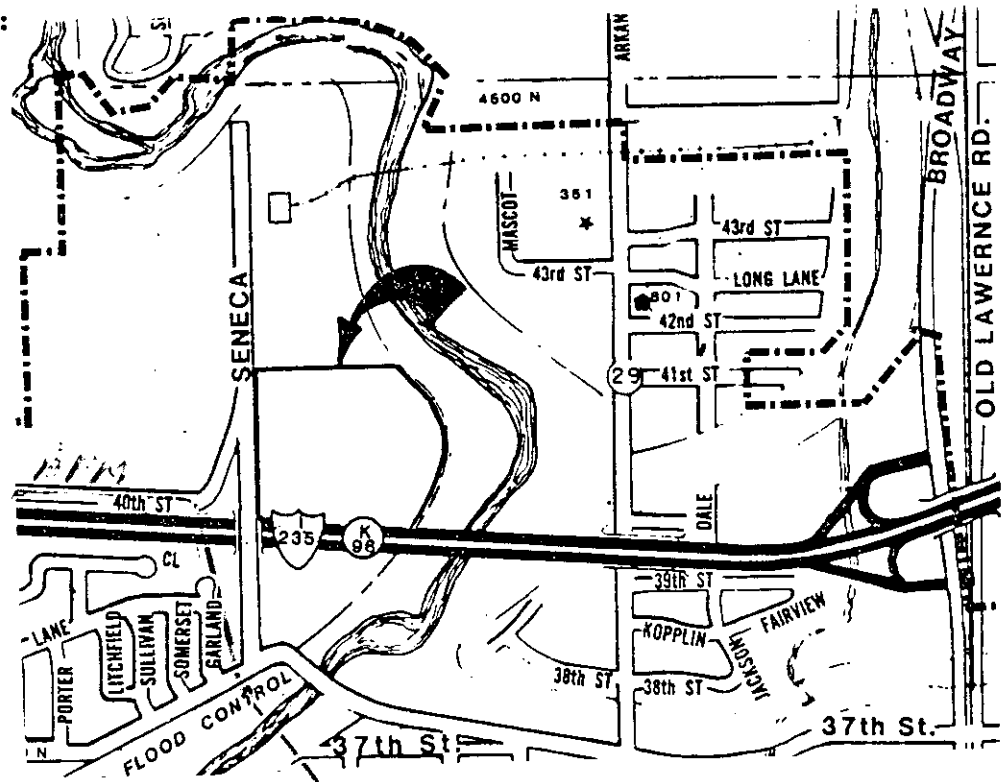
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
September 8, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-80 - SHARK'S NEST
OWNER/APPLICANT: Edgar Dwire
SURVEYOR/ENGINEER: Lowell D. High
LOCATION: On the east side of Seneca, in an area north of I-235
SITE SIZE: 34.9 acres
NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1
MINIMUM LOT AREA: 1,518,159 sq. ft.
CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:

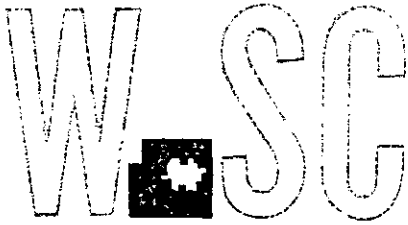


STAFF COMMENTS:

- 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- D. On the final plat, the pipeline easement on this property shall be dimensioned at the southwest corner of the plat.
- E. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
- F. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- I. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-80 - SHARK'S NEST, located on the east side of Seneca
in an area north of I-235.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. The applicant shall provide a petition to be held for development for the extension of water across this lot's frontage on Seneca.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the dedication of complete access control, except for two openings, to Hydraulic from the north, 315.9 feet of the west line of the plat.

- F. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- G. On the final plat, the pipeline easement on this property shall be dimensioned at the southwest corner of the plat.
- H. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
- I. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- K. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level, as well as City Datum.
- L. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 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.

S/D 88-80 - SHARK'S NEST
Page 3

- Q. 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Edgar Dwire, 305 W. Central, Wichita, KS, 67203
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 1, 1988

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/8/88)

CASE NUMBER: S/D 88-80 - SHARK'S NEST

OWNER/APPLICANT: Edgar Dwire, 305 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: On the east side of Seneca, in an area north of I-235

SITE SIZE: 34.9 acres

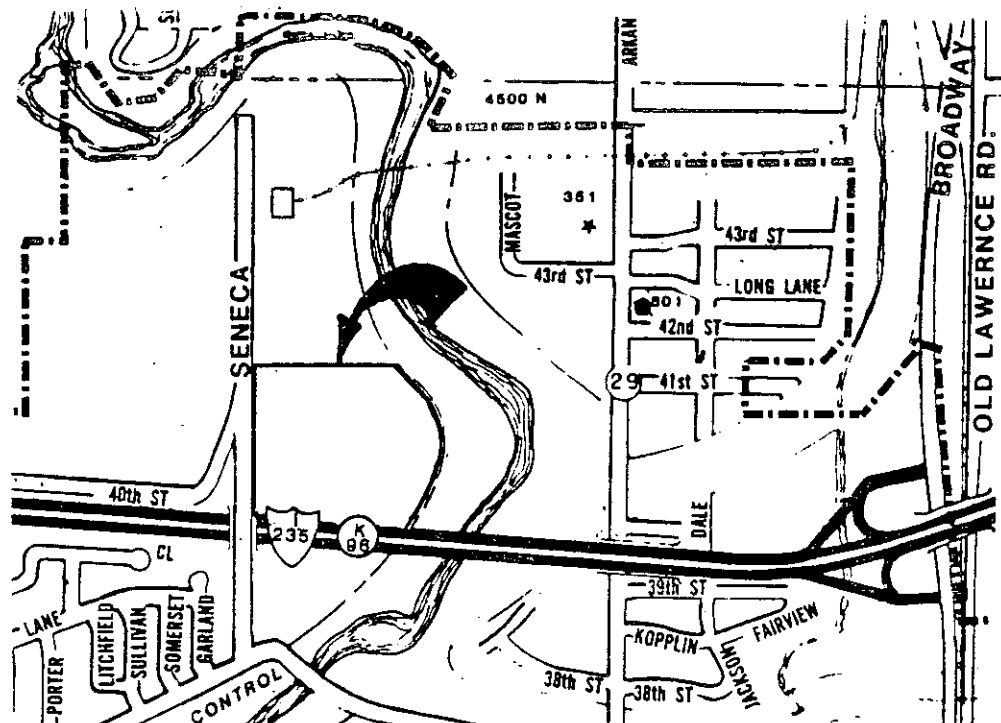
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1,518,159 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:



STAFF COMMENTS:

- 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. The applicant shall provide a petition to be held for development for the extension of water across this lot's frontage on Seneca.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the Phillips-Phenix Pipeline Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. The final plat tracing shall indicate the recording information for the 50-foot Phillips-Phenix pipeline easement on this property.
- G. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. The Platter's text in the final plat tracings shall read that access control is granted to "the City of Wichita" and not read "the appropriate governing body."
- J. The final plat tracing shall indicate a 25 foot building setback from the south and west line of this plat.
- K. The final plat tracing shall indicate in the MAPC signature block Sue L. Crockett as Chairman.

- L. Since this plat is itself not granting any public utility easements, the plattor's text shall delete any reference to the granting of such easements.
- M. 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.
- 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. 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the City 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?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 2, 1988

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-80 - SHARK'S NEST

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 1, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. The applicant shall provide a petition to be held for development for the extension of water across this lot's frontage on Seneca.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the Phillips-Phenix Pipeline Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

- F. The final plat tracing shall indicate the recording information for the 50-foot Phillips-Phenix pipeline easement on this property.
- G. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. The Platter's text in the final plat tracings shall read that access control is granted to "the City of Wichita" and not read "the appropriate governing body."
- J. The final plat tracing shall indicate a 25 foot building setback from the south and west line of this plat.
- K. The final plat tracing shall indicate a minimum building pad of 1,326 MSL and City Datum of 138.6.
- L. The final plat tracing shall indicate in the MAPC signature block Sue L. Crockett as Chairman.
- M. Since this plat is itself not granting any public utility easements, the plattor's text shall delete any reference to the granting of such easements.
- 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. 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.
- P. 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.

- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 8, 1988. If you have any questions concerning this matter, please call.

Sincerely,



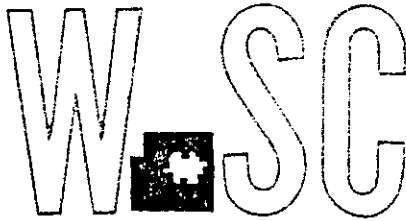
R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Edgar Dwire, 395 W. Central, Wichita, KS 67203
Randy Sparkman, CID
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 8, 1988

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-80 - SHARK'S NEST

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 2, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Edgar Dwire, 395 W. Central, Wichita, KS 67203
Randy Sparkman, CID
Mike Lindebak, City Engineer

CERTIFIED ENGINEERING DESIGN

235 North Ohio
Wichita, KS 67214
(316)262-8808 Office/Fax

December 28, 1995

Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 N. Main
Wichita, KS 67202

Re: Drainage Plan
Shark's Nest

Dear Ms. Huang:

Attached find two copies of the drainage plan for the above referenced plat. If you have questions or desire additional information, please call me at 262-8808.

Sincerely,



Harlan D. Foraker, P.E.
CERTIFIED ENGINEERING DESIGN

attachments

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

January 18, 1996

STAFF REPORT
(Revised Final Plat)

CASE NUMBER: S/D 88-80 - SHARK'S NEST

OWNER/APPLICANT: Edgar Wm. Dwire, 305 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Jim E. Bishop, Sandalwood Surveying, P. O. Box 75053, Wichita, KS 67275-5053

LOCATION: East of Seneca Avenue and north of 37th Street North

SITE SIZE: 34.9 Acres

NUMBER OF LOTS

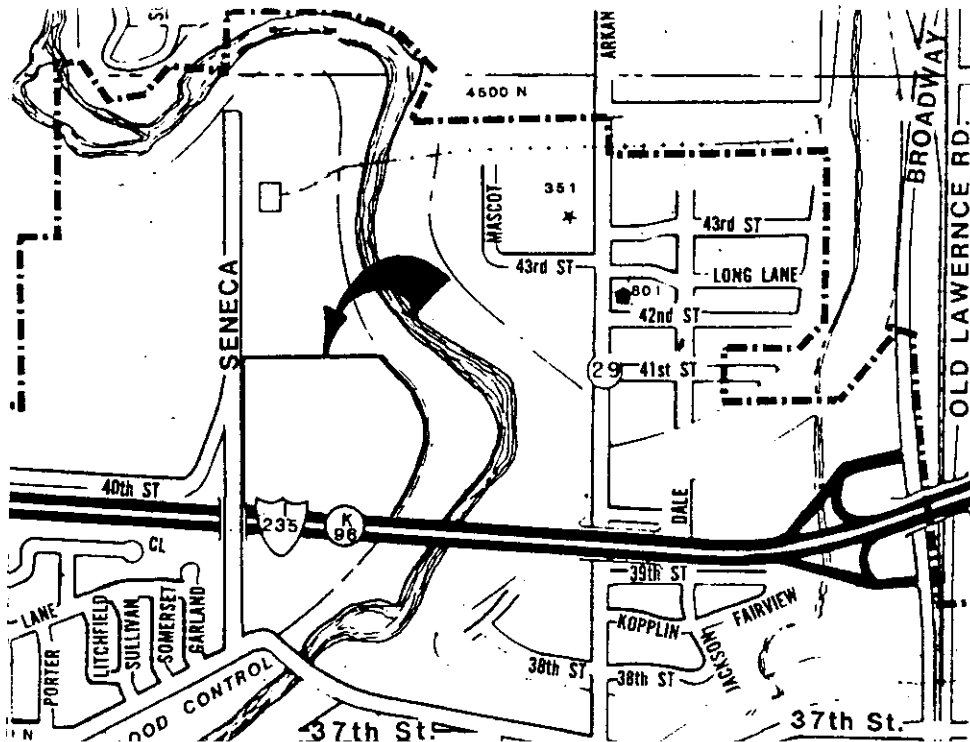
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 6 ± Acres

CURRENT ZONING: "AA" One-family Dwelling

PROPOSED ZONING:

VICINITY MAP:



NOTE: While both a preliminary and final plat was submitted and approved for this site in 1988, no action was taken to complete the case through the City Council. The owner of the property is now requesting that the plat be reactivated. Since the property is apparently under the same ownership as when originally being platted and no formal action was taken by Planning to close the file, a revised final plat has been accepted rather than requiring resubmittal of a new preliminary plat.

The revised final is now proposing a two (2) lot plat rather than one (1) lot. Otherwise, except for name changes to certain pipelines crossing the site, no changes from the original plat are involved. As in 1988, this site is, while in the City, beyond municipal sewer and water services. Much of the site is also encumbered by a body of water and pipeline easements. Over the past several years, two large lots have been platted north of this site for residential uses.

STAFF COMMENTS:

- 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 Health Department needs to indicate if the existing conditions of this site (lake area, pipeline easements, etc.) limit or impact the possible use of on-site facilities for these two (2) lots.
- B. The applicant is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. The applicant shall provide a petition to be held for development for the extension of water across this lot's frontage on Seneca. Engineering also needs to indicate if a sanitary sewer petition should be provided.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit copies of the instruments which establishes the Phillips Pipeline Company Easement and KG&E easement on this property. The applicant's agent shall determine any setback requirements from the pipeline (easements) by researching the text of the agreements.
- F. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- G. The Plator's text in the final plat tracings shall read that access control is granted to "the City of Wichita" and not read "the appropriate governing body."
- H. The final plat tracing shall indicate a 25-foot building setback from the south and west line of this plat.

- I. If this plat is itself not granting any public utility easements, the plattor's's text shall delete any reference to the granting of such easements.
- J. The applicant shall submit before or with the final plat tracing submittal, an updated platting binder. This plat will be subject to a review of such a binder and any relevant conditions found by such a review.
- K. 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.)
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. The representatives from City Engineering 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?