

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

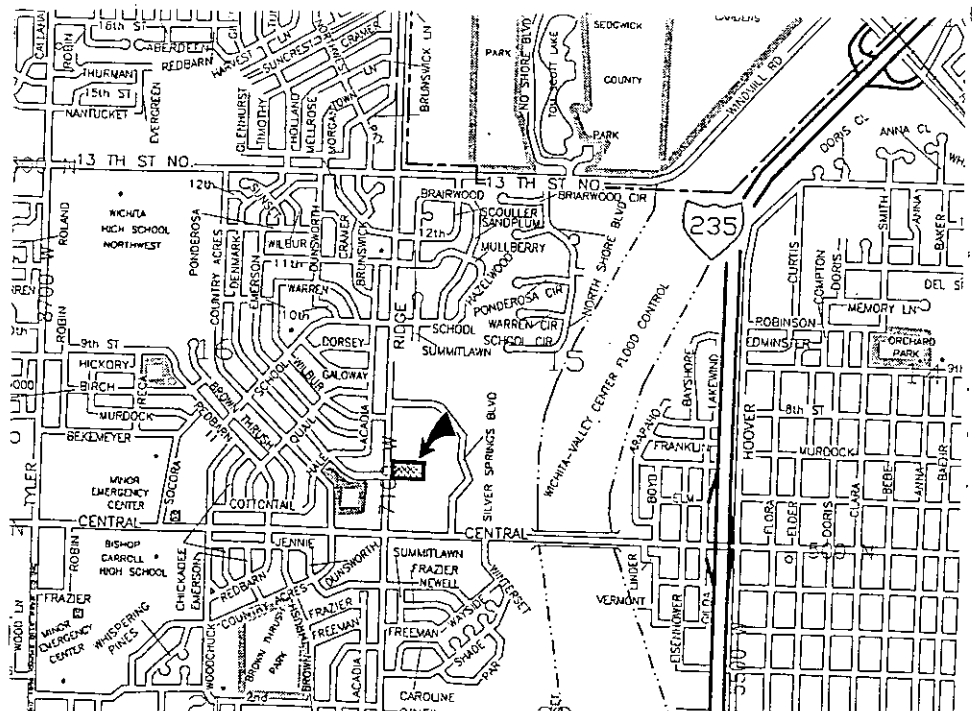
AGENDA ITEM NO. 17.

February 19, 1998

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

- CASE NUMBER:** S/D 98-9 - JOHNSON'S GARDEN CENTER RIDGE
- OWNER/APPLICANT:** Johnson Ltd. Joint Venture, 2707 West 13th Street North, Wichita, KS 67203
- SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206
- LOCATION:** East side of Ridge, North of Central
- SITE SIZE:** 3.66 acres
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |
- MINIMUM LOT AREA:** 3.66 acres
- CURRENT ZONING:** LC, Limited Commercial
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This is an unplatted parcel containing existing commercial buildings.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any additional 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 proposes access control except for two openings along Tyler; which corresponds to the existing two driveway openings on the site. Traffic Engineering needs to indicate if two access openings within 300 feet of frontage is acceptable. The applicant shall guarantee the closure of any opening located in an area of complete access control.
- E. 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.
- F. 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.
- G. The MAPC Chair should read "Richard E. Lopez".
- H. Traffic Engineering needs to comment on the need, if any, for improvements to Ridge Road.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

**

*

*JOHNSON'S GARDEN CENTER RIDGE ADDITION

*

AREA BEARINGS 1*LOT 1

AREA = 159240.0000 (ACRES = 3.6556)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1 | | | 1000.0000 | 1000.0000 |
| | N 00 00 00.000 E | 300.0000 | | |
| 2 | | | 1300.0000 | 1000.0000 |
| | S 90 00 00.000 E | 530.8000 | | |
| 3 | | | 1300.0000 | 1530.8000 |
| | S 00 00 00.000 W | 300.0000 | | |
| 4 | | | 1000.0000 | 1530.8000 |
| | N 90 00 00.000 W | 530.8000 | | |
| 1 | | | 1000.0000 | 1000.0000 |

2*BOUNDARY

AREA = 174240.0000 (ACRES = 4.0000)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 5 | | | 1000.0000 | 950.0000 |
| | N 00 00 00.000 E | 300.0000 | | |
| 6 | | | 1300.0000 | 950.0000 |
| | S 90 00 00.000 E | 580.8000 | | |
| 3 | | | 1300.0000 | 1530.8000 |
| | S 00 00 00.000 W | 300.0000 | | |
| 4 | | | 1000.0000 | 1530.8000 |
| | N 90 00 00.000 W | 580.8000 | | |
| 5 | | | 1000.0000 | 950.0000 |

PRINTER

** PRINTER HAS BEEN TURNED OFF

3-18-98

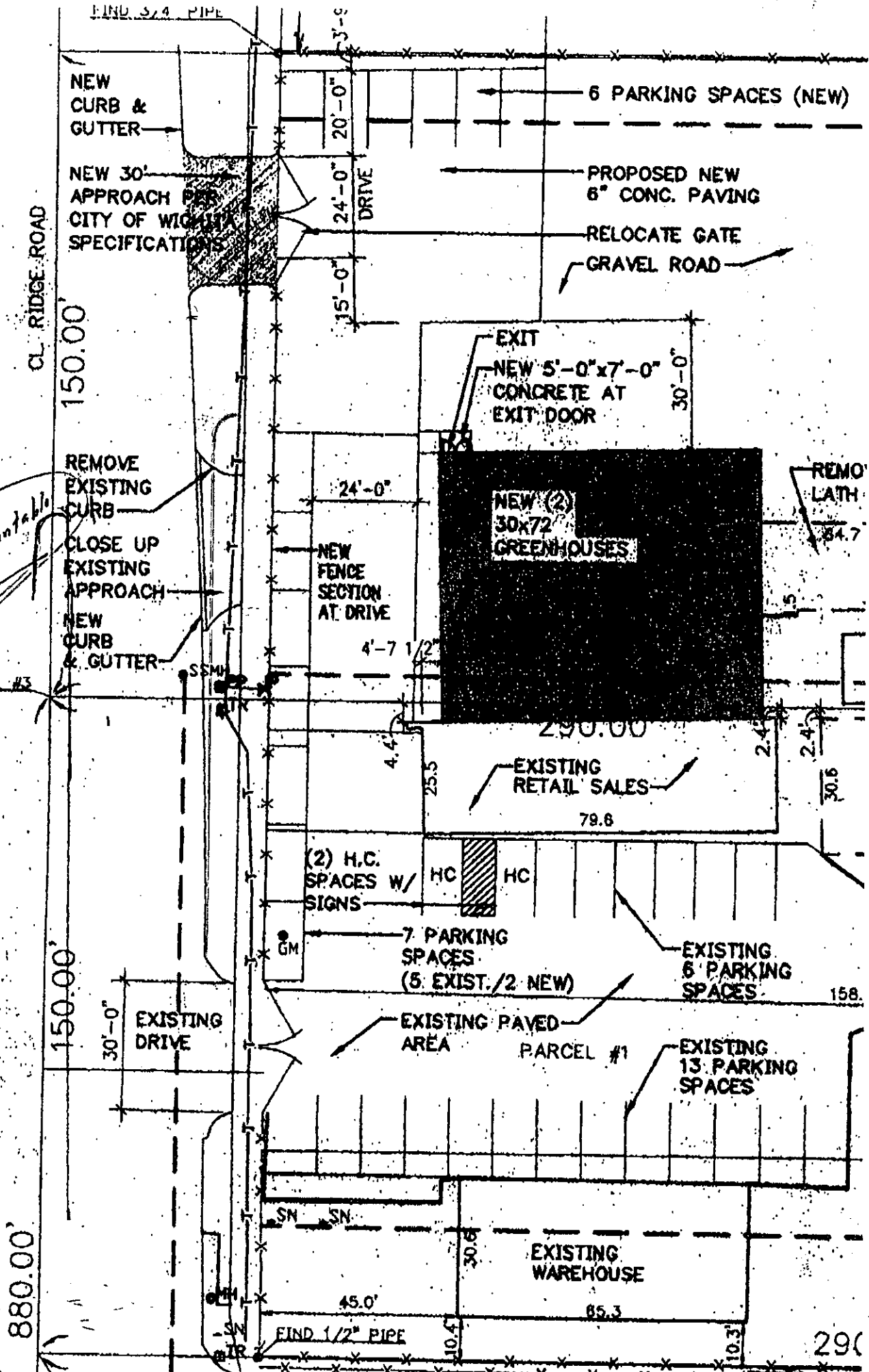
Greg Allison

Mikel advised me
to advise Greg
to do what he
thinks is right:

P

T advised Greg

P



Existing Median Mountable

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Webb Road, Wichita, KS 67206

LOCATION: East side of Ridge, North of Central

SITE SIZE: 3.66 acres

NUMBER OF LOTS

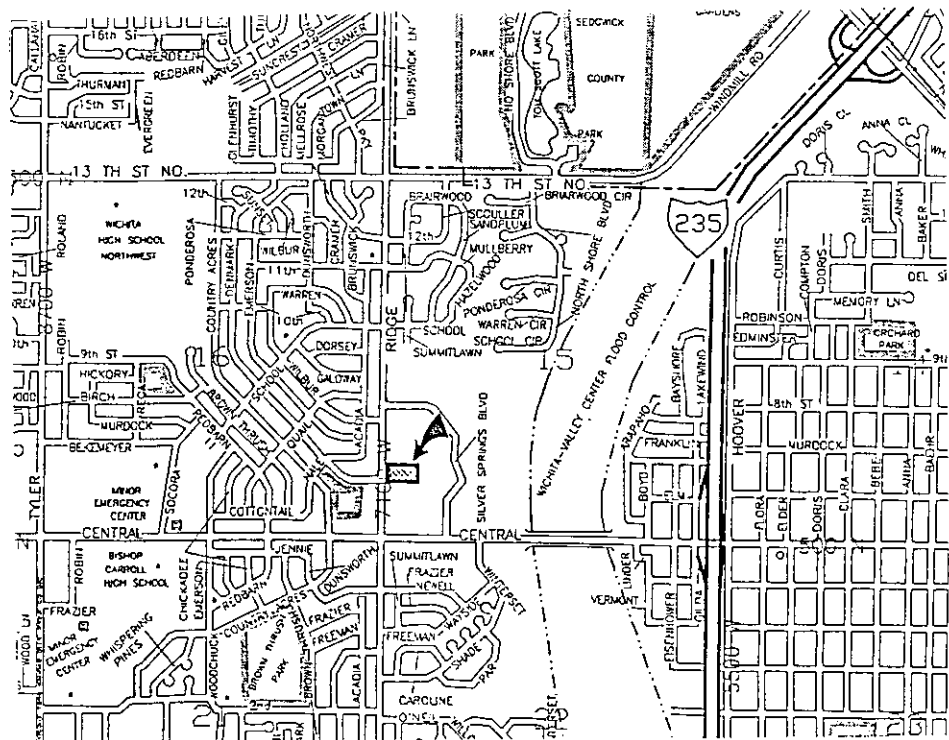
Residential:
Office:
Commercial: 1
Industrial: 1
Total: 1

MINIMUM LOT AREA: 3.66 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted parcel containing existing commercial buildings.

STAFF COMMENTS:

- Preferred* →
- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any additional guarantees are required.
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