

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 5, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER:

S/D 91-40 - OGDEN ADDITION

OWNER/APPLICANT:

Max Ogden, 9422 W. 13th St. N., Wichita, KS
67212

SURVEYOR/ENGINEER:

Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Baughman Company,
315 Ellis, Wichita, KS 67211

LOCATION:

North of Central Ave. and west of Maize Road

SITE SIZE:

5.9 Acres

NUMBER OF LOTS

Residential:

1

Office:

Commercial:

Industrial:

Total:

1

MINIMUM LOT AREA:

5.9 Acres

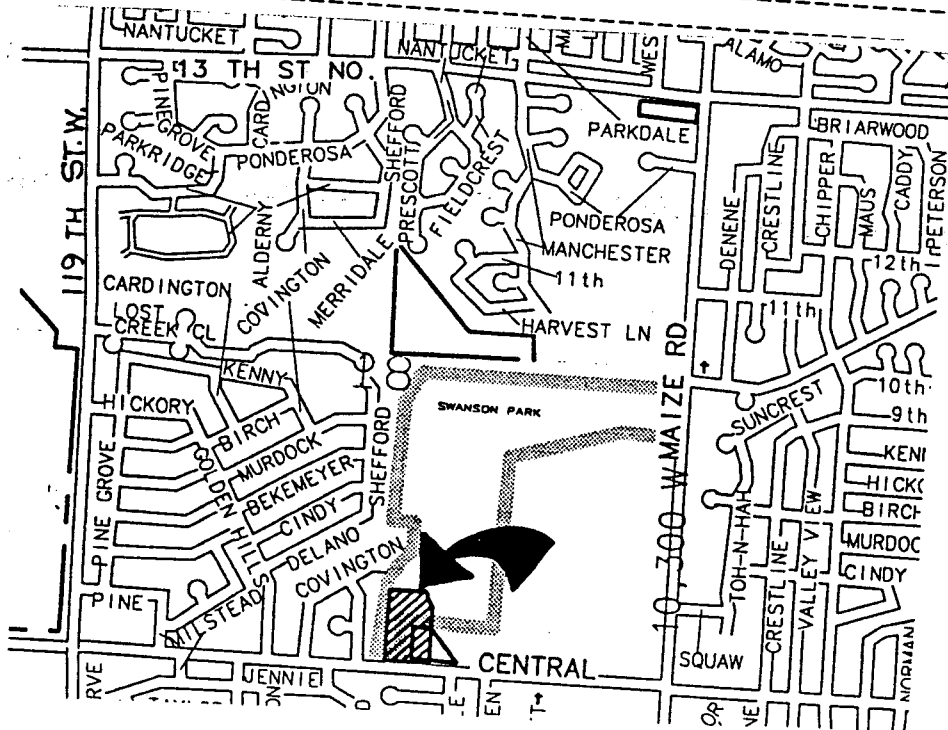
CURRENT ZONING:

"R-1" Suburban Residential

PROPOSED ZONING:

"AA" One Family Dwelling

VICINITY MAP:



NOTE: All or a portion of this property appears to be under Sedgwick County jurisdiction but surrounded on all sides by the City of Wichita.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall request annexation to the City of Wichita for any portion of the site not yet within the City. Upon annexation the site will be zoned "AA" One Family.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since the extension of sewer will apparently require an off site easement, the applicant shall either submit with the final plat a copy of the separate instrument that has established this easement, or if not yet established the document shall be submitted to Planning, for recording, with the final plat tracing.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon FEMA flood maps, much of this site is within the Cowskin floodway and a portion of this site would be expected to be platted for such a floodway. City Engineering needs to confirm if a floodway is required, and if so, the final plat shall indicate such floodway. The platting's text shall also reference the standard floodway language.
- F. If required, minimum building pad elevations shall also be indicated on both the face of the plat and referenced in the platting's text. It shall be indicated that this elevation refers to the lowest level. Also, both on site and off site benchmarks shall be shown.
- G. On the final plat a 25 foot building setback shall be platted to Central.
- 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 pages 24-29, 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

October 3, 1991

STAFF REPORT
(Final Plat, Preliminary Approved 9/19/91)

CASE NUMBER:

S/D 91-40 - OGDEN ADDITION

OWNER/APPLICANT:

Max Ogden, 9422 W. 12th St. N., Wichita, KS
67212

SURVEYOR/ENGINEER:

Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Baughman Company,
315 Ellis, Wichita, KS 67211

LOCATION:

North of Central Ave. and west of Maize Road

SITE SIZE:

6.45 Acres

NUMBER OF LOTS

Residential:

1

Office:

Commercial:

Industrial:

Total:

1

MINIMUM LOT AREA:

3.7 Acres

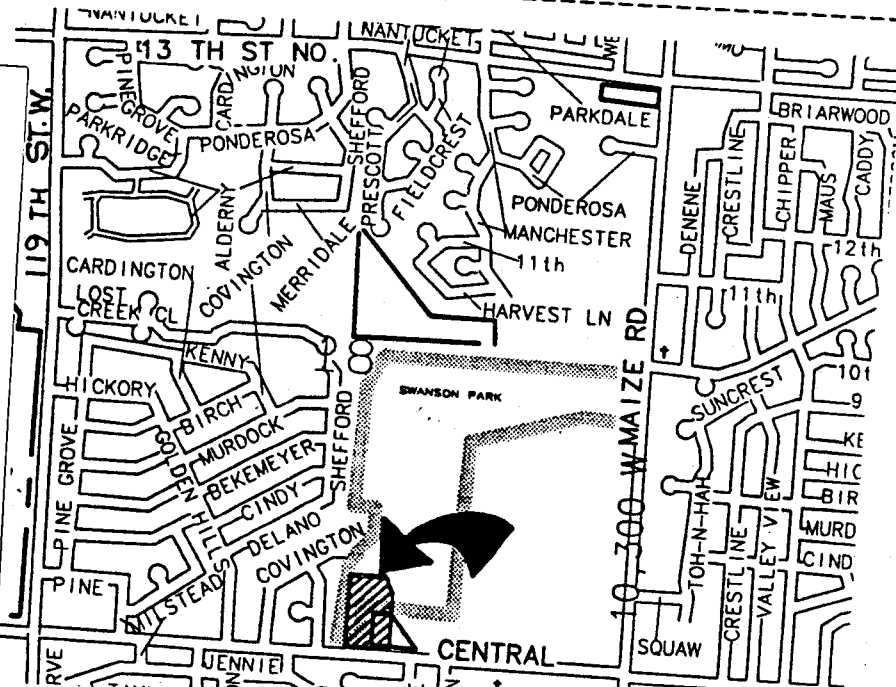
CURRENT ZONING:

"R-1" Suburban Residential

PROPOSED ZONING:

"AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

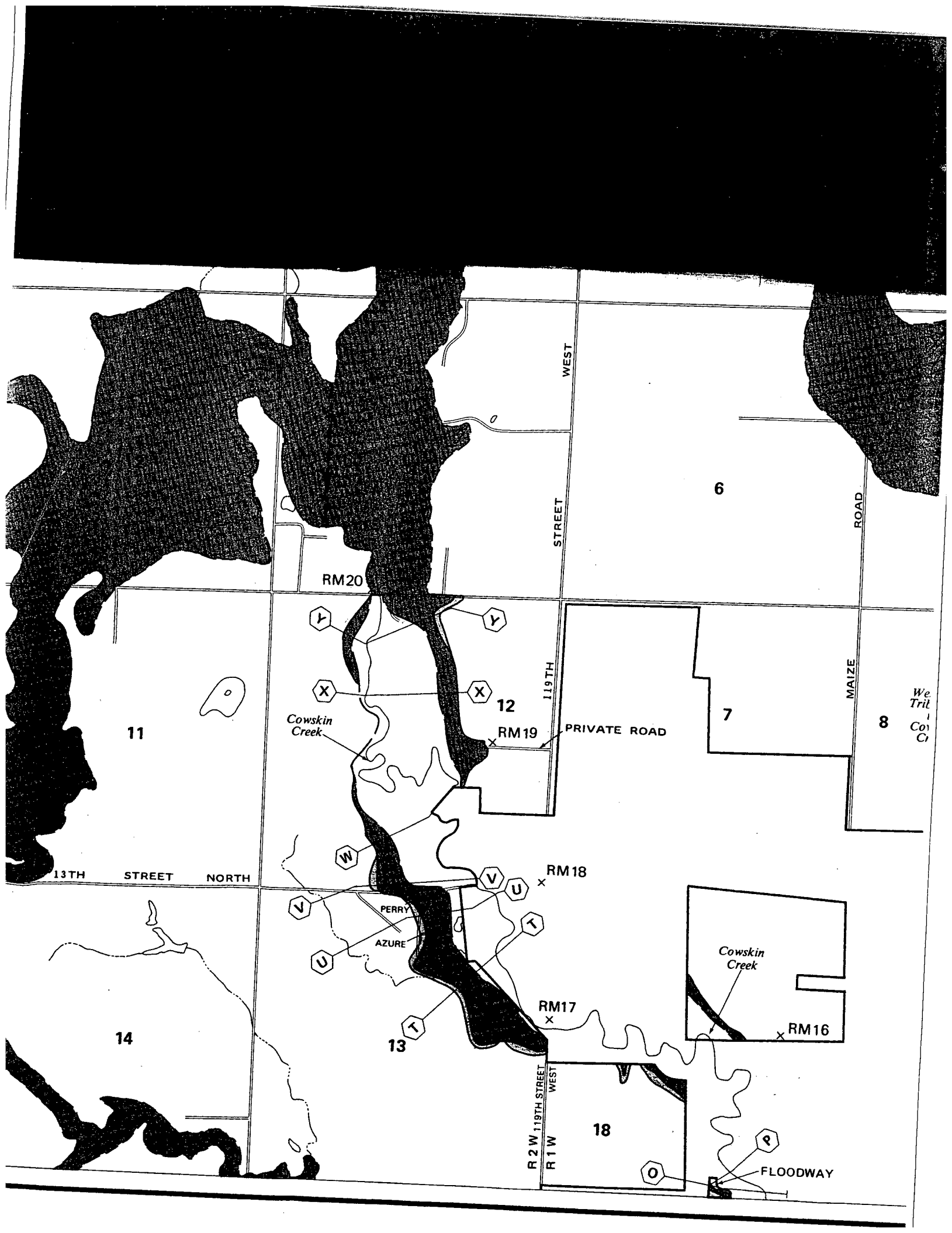
- A. Prior to this plat being scheduled for City Council review, the applicant shall request annexation to the City of Wichita for any portion of the site not yet within the City. Upon annexation the site will be zoned "AA" One Family.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since the extension of sewer will apparently require an off site easement, the applicant shall either submit with the final plat a copy of the separate instrument that has established this easement, or if not yet established the document shall be submitted to Planning, for recording, with the final plat tracing.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Ogden Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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?

CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC.)	BASE FLOOD WATER SURFACE ELEVATION			INCREASE (FEET)
					REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	
COWSKIN CREEK	J	9.06	400 ³	6215	1314.0	1314.0	1314.6	0.6
	O	11.16	1215 ³	10,601	1327.8	1327.8	1328.4	0.6
	P	11.28	1020 ³	10,439	1327.9	1327.9	1328.5	0.6
	T	13.59	500 ³	5632	1336.0	1336.0	1336.5	0.5
	U	13.90	980 ³	6093	1337.3	1337.3	1337.4	0.1
	V	13.98	1313 ³	6548	1337.6	1337.6	1337.6	0.0
	W	14.49	928 ³	4015	1338.6	1338.6	1339.1	0.5
	X	16.00	1380	7118	1342.0	1342.0	1344.2	0.8
	Y	16.17	1251	4216	1343.5	1343.5	1344.2	0.7
	Z	0 ²	880	3600	1366.4	1366.4	1367.3	0.9
	AA	3800 ²	540	2140	1370.8	1370.8	1371.8	1.0
	AB	6150 ²	760	2900	1373.7	1373.7	1374.7	1.0
	AC	8500 ²	820	4600	1373.9	1373.9	1374.9	1.0
	AD	10,100 ²	900	4660	1374.2	1374.2	1375.1	0.9
	AE	11,300 ²	540	2280	1376.2	1376.2	1377.1	0.9
AF	13,200 ²	500	1920					

¹MILES ABOVE CONFLUENCE WITH WICHITA-VALLEY CENTER FLOODWAY
²FEET ABOVE LIMIT OF DETAILED STUDY WHICH IS 6850 FEET DOWNSTREAM OF STATE HIGHWAY 296
³THIS WIDTH EXTENDS WITHIN AREA NOT INCLUDED

TABLE 3
FEDERAL EMERGENCY MANAGEMENT AGENCY
SEDGWICK COUNTY, KS
(UNINCORPORATED AREAS)
FLOODWAY DATA
COWSKIN CREEK



11

6

7

8

13TH STREET NORTH

WEST

STREET

ROAD

RM20

Y

Y

X

X

12

Cowskin Creek

PRIVATE ROAD

RM19

We Trit Co

13TH STREET NORTH

W

V

U

RM18

Z

PERRY

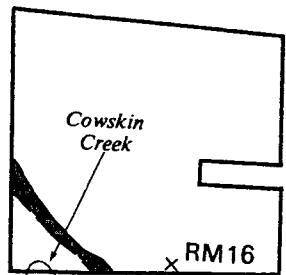
AZURE

T

14

13

RM17



Cowskin Creek

RM16

R 2 W 119TH STREET WEST
R 1 W

18

O

Q

FLOODWAY