

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 14.**

**August 20, 1998**

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

**CASE NUMBER:** S/D 98-85 - OLD TOWN PARKING ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: Norman Jacouac, Public Works,  
8th Floor, City Hall, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, Attn: Mark Savoy,  
924 N. Main, Wichita, KS 67203

**LOCATION:** West side of Mosley, North of 1st St.

**SITE SIZE:** .67 acres

**NUMBER OF LOTS**

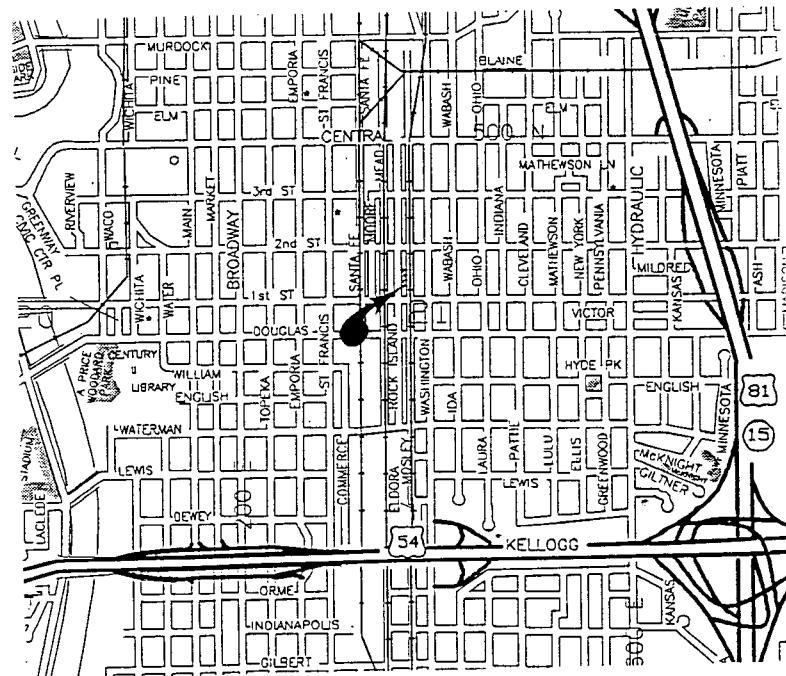
Residential:  
Office:  
Commercial:  
Industrial: 1  
Total: 1

**MINIMUM LOT AREA:** 29,239 sf

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of two lots in the East Wichita Addition, which includes the vacation of an alley.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to comment on the abandoned water line on the site and 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. Since the plat is dedicating right-of-way for Rock island, the plattor's text shall reference such dedication as being to and for the use of the public.
- E. The spelling of "Wichita" should be corrected in the owner's signature block.
- F. 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.)
- G. 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.
- H. 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.
- I. 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.

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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.

BOUNDARY CLOSURE: OLD TOWN PARKING ADDITION

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	North: 20213.017		East: 19948.171
Line	Course: N 00-05-36 E	Length: 209.71	
	North: 20422.727		East: 19948.513
Line	Course: S 89-58-34 W	Length: 139.86	
	North: 20422.668		East: 19808.653
Line	Course: S 00-05-30 W	Length: 209.71	
	North: 20212.959		East: 19808.317
Line	Course: N 89-58-34 E	Length: 139.86	
	North: 20213.017		East: 19948.177

Perimeter: 699.14 Area: 29,329. sq.ft. 0.67 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.006 Course: S 89-54-27 E  
Error North: -0.0000 East: 0.0061  
Precision 1: 114,609.04