



NOTE: This site has been approved for a zone change (Z-3195) from "SF-6" to "GO" zoning. As a condition of the zone change, the site was required to replat and to also establish complete access control to the adjacent residential street (19th Street North).

STAFF COMMENTS:

- A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As required by the zone change (Z-3195), the final plat tracing shall provide complete access control to 19th Street North. Also, access to Tyler Road shall be limited to one (1) opening. Both the face of the plat shall note such access controls and the plat's shall indicate the dedication of such access, further noting that the location of the opening to Tyler Road is subject to approval by the City Engineer.
- D. On the final plat tracing, the name of this Addition shall be changed to "Oxbow 2nd Addition". References in the plat's text, MAPC signatures, etc. shall also be changed accordingly. Referencing a "Replat" of an existing Addition is somewhat of an archaic practice. Also, present day records are based on the use of an individual name, rather than the referencing of a previous Addition.
- E. On the final plat tracing a 10-foot utility easement shall be provided along the north line of this site. As indicated by the sketch plat, the public 8-inch sanitary sewer line is located in this easement and present day standards require a 20-foot (10-foot of 1/2) easement.
- F. Rather than plat building setbacks, it is recommended that the final plat tracing exclude these setbacks, thereby allowing the setbacks to be determined by the zoning ordinance and the actual building orientation set for this site. If platted, the Subdivision Resolution will require for business zoning that a 35-foot building setback be shown to Tyler and a 20-foot building setback to 19th Street North. (Section 7-206 'D'). The "GO" zoning district requires a 20-foot front pad setback.
- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. It is noted that this site was originally impacted by a pipeline.
- H. On the final plat tracing, the Deputy Register of Deeds shall be indicated as "Michael D. Hurtt".
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

NOTE: This plat has been submitted in final form only.



NOTE: This site has been approved for a zone change (Z-3195) from "SF-6" to "GO" zoning. As a condition of the zone change, the site was required to replat and to also establish complete access control to the adjacent residential street (19th Street North). This plat was originally scheduled for review at the February 20, 1997 Subdivision Meeting, but upon a request by the applicant, action was deferred so that certain conditions could be resolved. Based on the plat now being submitted, the previous plat comments have been revised.

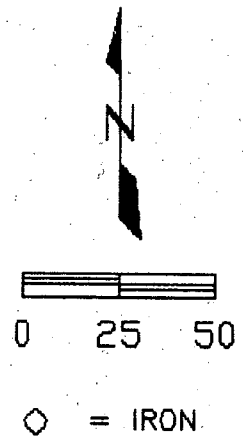
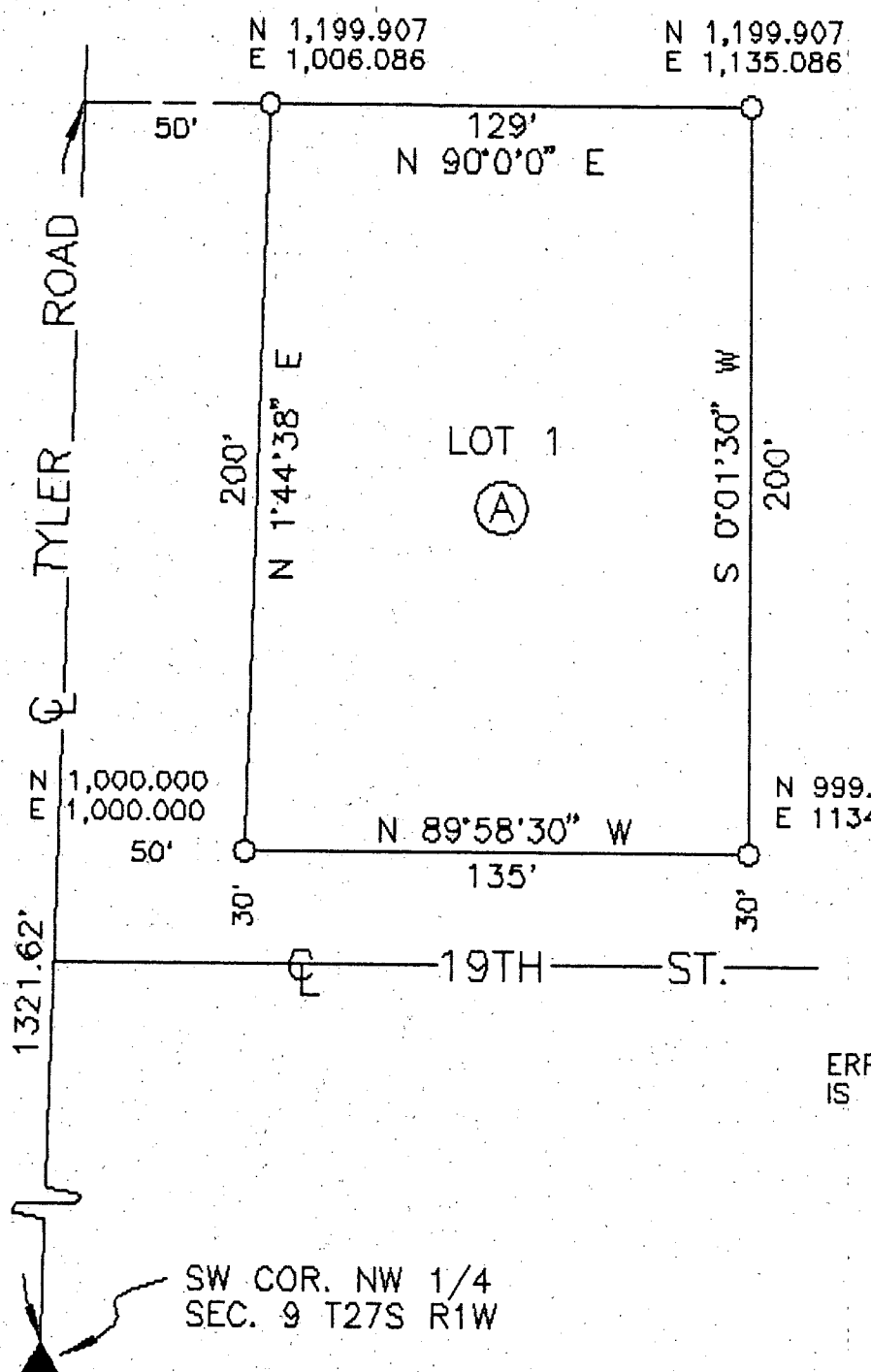
STAFF COMMENTS:

- A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. It is noted that this site was originally impacted by a pipeline.
- D. On the final plat tracing, since this site is within Wichita's City limits, the plat's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the opening to Tyler is to be approved by the City Engineer.
- E. 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.)
- F. 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.
- G. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

S/D 97-9 - Final Plat of OXBOW 2ND ADDITION  
March 20, 1997 - Page 3


- K. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.



ERROR OF CLOSURE IS 1 IN 333,333.333.

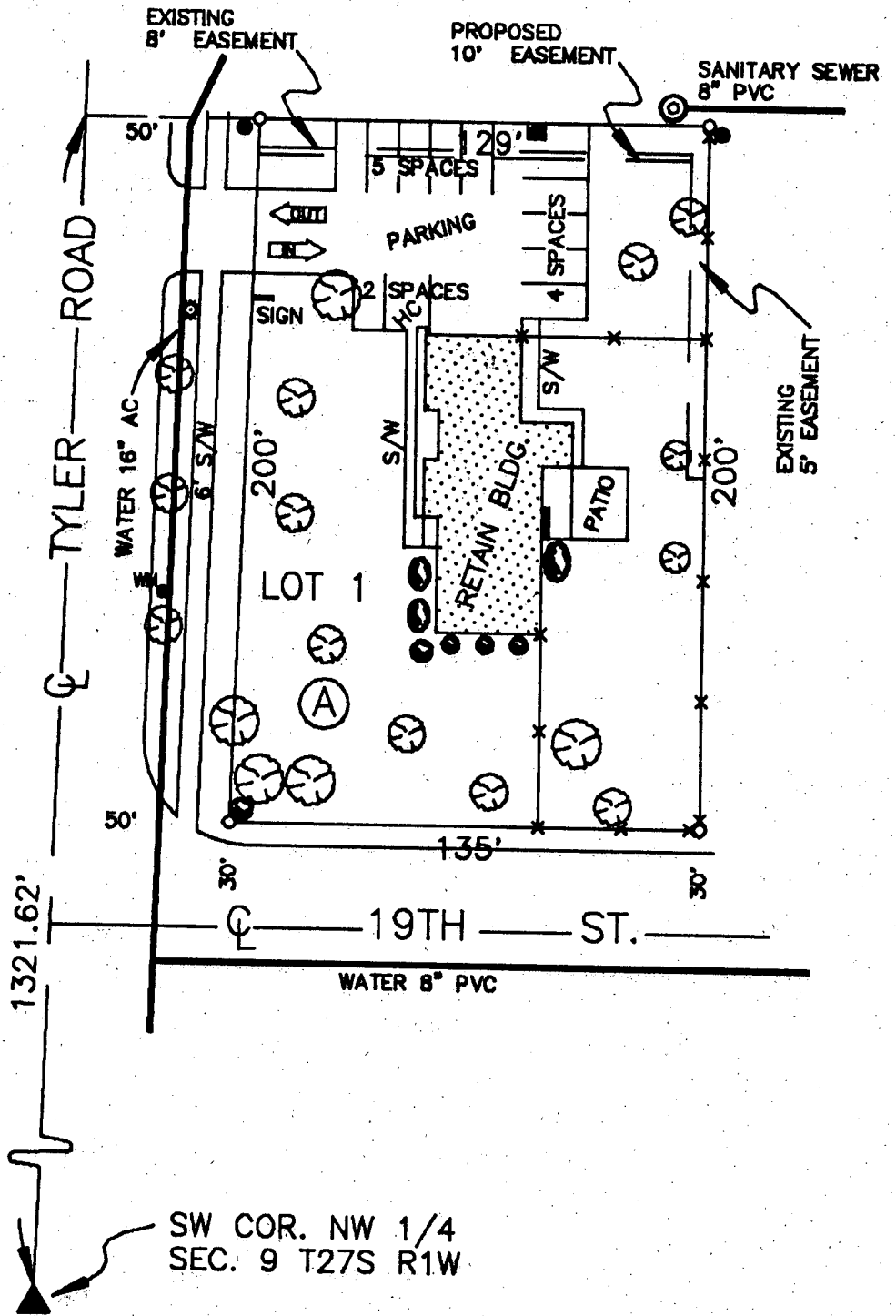
SW COR. NW 1/4 SEC. 9 T27S R1W

LARRY UNDERHILL		WICHITA, KANSAS	
 <b>CASTLE &amp; ASSOCIATES</b> ENGINEERS WICHITA, KANSAS	DSG RLC DR AEE CH RLC	<b>CLOSURE COMPUTATIONS</b> OX-BOW 2ND ADDITION 1956 N. TYLER	
	DATE FEBRUARY 1997	DWG FILE NO. 9619 - A - 10,295	
SHEET NO. 1 OF 1		REV.	




1" = 50'

- = IRON
- ⊙ = MANHOLE
- ⊗ = TREE
- ⊖ = BUSH
- ⊙ (with dot) = LIGHT POLE
- (with dot) = POWER POLE
- ⊙ (with 'M') = WATER METER
- = PORCH
- x-x- = FENCE
- HC = HANDICAP
- S/W = SIDEWALK



LARRY UNDERHILL

WICHITA, KANSAS

 **CASTLE & ASSOCIATES**  
ENGINEERS  
WICHITA, KANSAS

DSG RLC  
DR AEE  
CH RLC  
APP RLC

SITE PLAN  
OX-BOW 2ND ADDITION  
1956 N TYLER

DWG FILE NO.  
9619 - A - 10,294

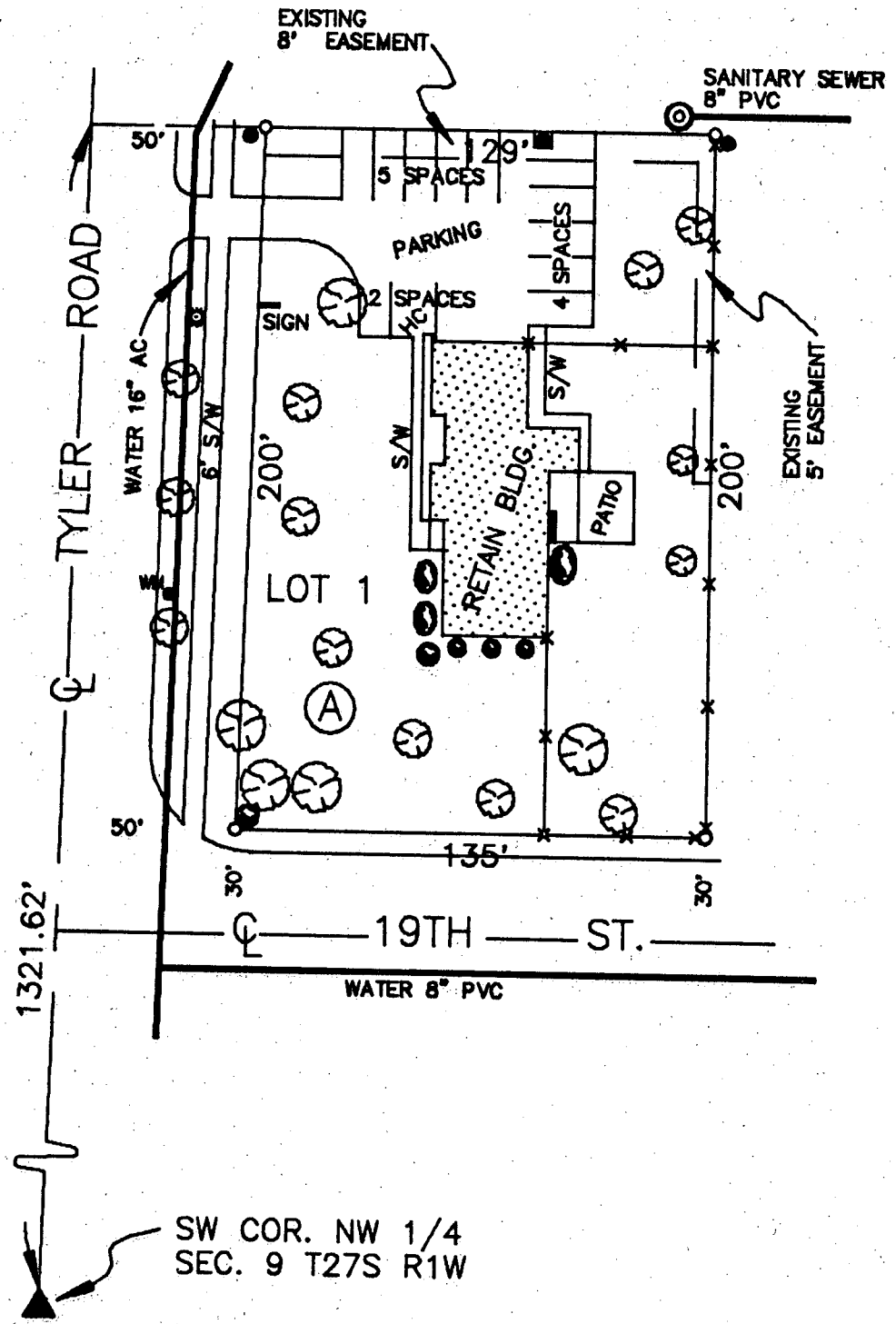
DATE JANUARY 1997

SHEET NO 1 OF 1



1" = 50'

- = IRON
- ⊙ = MANHOLE
- ⊗ = TREE
- ⊙ (with horizontal lines) = BUSH
- ⊙ (with vertical lines) = LIGHT POLE
- (with horizontal lines) = POWER POLE
- ⊙ (with 'W' and a dot) = WATER METER
- = PORCH
- x—x— = FENCE
- HC = HANDICAP
- S/W = SIDEWALK



REV. A 2/26/97 ADDED TOPOGRAPHY

LARRY UNDERHILL

WICHITA, KANSAS

**CASTLE & ASSOCIATES**  
 ENGINEERS  
 WICHITA, KANSAS

DSG RLC  
 DR AEE  
 CH RLC  
 APP RLC

SKETCH PLAT  
 OX-BOW 2ND ADDITION  
 1956 N TYLER

DWG FILE NO.  
 9619 - A - 10,293

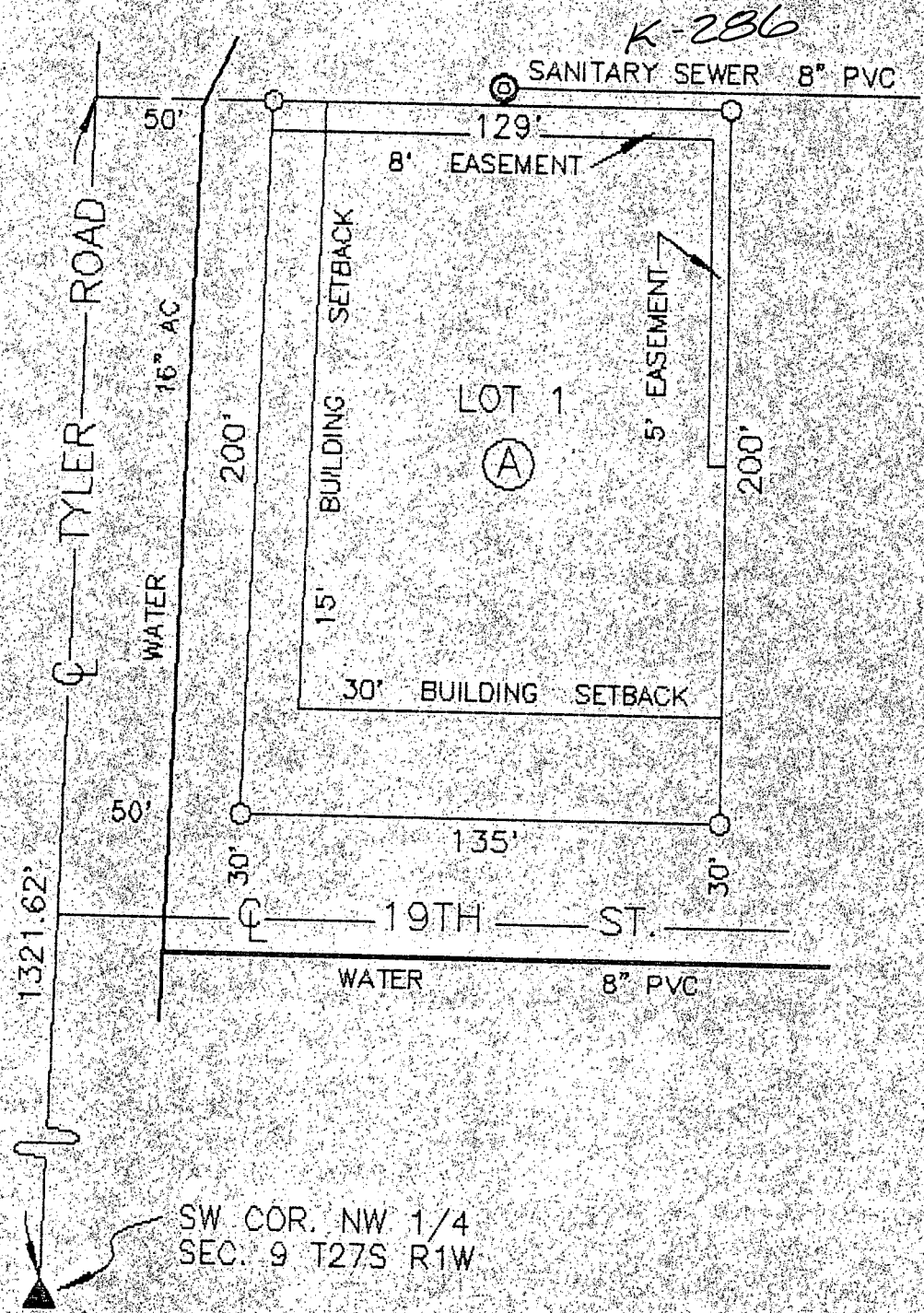
DATE JANUARY 1997

SHEET NO. 4 OF 4 REV.



1" = 50'

- = IRON
- ⊙ = MANHOLE



SW COR. NW 1/4  
SEC. 9 T27S R1W

LARRY UNDERHILL

**CASTLE & ASSOCIATES**  
ENGINEERS  
WICHITA, KANSAS

DSG RLC  
DR AEE  
CH RLC  
APP RLC

SKETCH PLAT  
REPLAT OF OX-BOW ADDITION  
LOT 1 BLOCK A  
1958 N TYLER

WICHITA, KANSAS

DWG FILE NO.  
9619 - A - 10,293

DATE JANUARY 1997

SHEET NO. 1 OF 1

**CASTLE & ASSOCIATES**

CHARTERED

ENGINEERS & SURVEYORS

PHONE (316) 942-8144 . 6235 WEST KELLOGG

P.O. BOX 9262

WICHITA, KANSAS 67277

**S/D 97-9 FINAL PLAT OF THE OXBOW 2ND ADDITION**

**Response to Staff Comments**

- A. Not applicable - Services are existing.
- B. Not applicable - Services are existing.
- C. See revised final plat for applicant's need of access.
- D. Acknowledged - Done on revised final plat.
- E. Acknowledged - Done on revised final plat.
- F. Acknowledged - Setbacks are not shown on revised final plat.
- G. Acknowledged - Will provide.
- H. Acknowledged - Done on revised final plat.
- I. Not applicable - Services are existing.
- J. Acknowledged - Done on revised final plat.
- K. Not applicable - Services are existing.
- L. Acknowledged - Will provide.
- M. Acknowledged - Will record plat within 30 days.
- N. Will provide easements required by utility companies.
- O. Will comply with requirements of City Engineering, however lot is already developed and no drainage problems exist.