

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10.

June 4, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-59 - BLANCHAT MACHINE COMPANY ADDITION

OWNER/APPLICANT: Blanchat Machine Company, Inc., 3323 Maple, Wichita, KS 67213

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: South side of Maple, West of Meridian

SITE SIZE: 2.5 acres

NUMBER OF LOTS

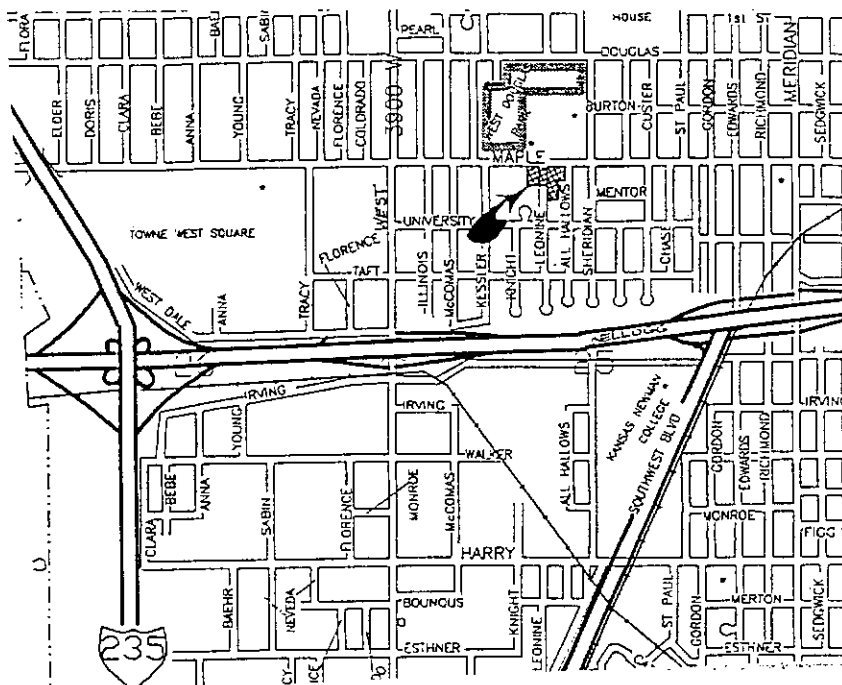
Residential:	
Office:	
Commercial:	2
Industrial:	=
Total:	2

MINIMUM LOT AREA: 38,250 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3271) from SF-6, Single-Family and LC, Limited Commercial to GC, General Commercial subject to replatting. The site currently contains a commercial use.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other 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 concept.
- D. The plat denotes existing driveways along Leonine Road and All Hallows Avenue. The final plat shall denote complete access control along Maple. The access controls shall be referenced in the plat's text on the final plat.
- E. The Subdivision regulations require a 50-ft half-street right-of-way for arterials. The plat denotes 30 feet to the centerline of Maple. Traffic Engineering needs to comment on the need for additional right-of-way or contingent right-of-way for Maple. Traffic Engineering also needs to indicate the need for additional right-of-way for the alley east of Lot 2.
- 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

July 23, 1998

STAFF REPORT

(Final Plat, Preliminary Plat Approved 6/4/98)

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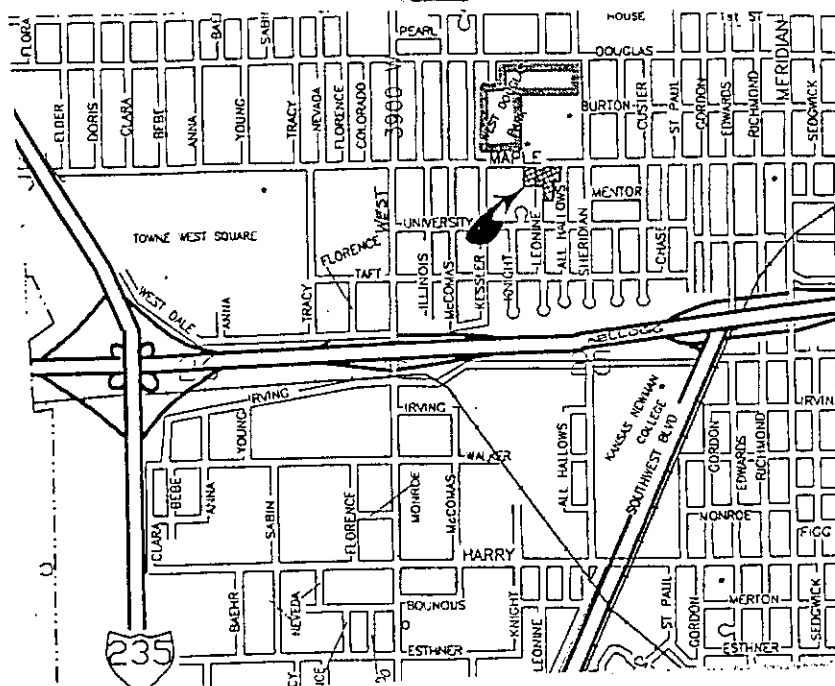
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Job ID : AAE
 Job name : Blanchat Closure Comps
 Description :
 Reference :
 Projection : None
 Date printed: 25/08/98 2:42pm

Initial parcel

Point	Bearing	Distance
7		
9	N90x00'00"W	149.971
8	S0x03'18"W	235.090
36	N89x58'40"E	149.982
7	N0x03'08"E	235.031

Area: 0.8093 acres
 Lot misclose: no misclose

Initial parcel

Point	Bearing	Distance
4		
23	S0x02'58"W	395.019
28	N89x58'33"E	139.970
2	N0x02'58"E	274.973
3	N89x59'30"E	159.971
5	N0x02'57"E	119.963
4	N90x00'00"W	299.940

Area: 1.7098 acres
 Lot misclose: no misclose

FINAL PLAT OF "BLANCHAT MACHINE COMPANY ADDITION"

WICHITA, SEDGWICK COUNTY, KANSAS

