

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

April 23, 1998

STAFF REPORT

(One-Step Final Plat)

CASE NUMBER: S/D 98-39 - BECKER ADDITION

OWNER/APPLICANT: Ronald and Sharon Becker, 1713 E. Idlewild,  
Wichita, KS 67216

SURVEYOR/ENGINEER: Griffiths & Associates, Inc., 438 N. Ohio,  
Wichita, KS 67214

LOCATION: West side of Hydraulic, South of 55th St. South

SITE SIZE: 3.36 acres

NUMBER OF LOTS

Residential: 1

Office:

Commercial: 1

Industrial:

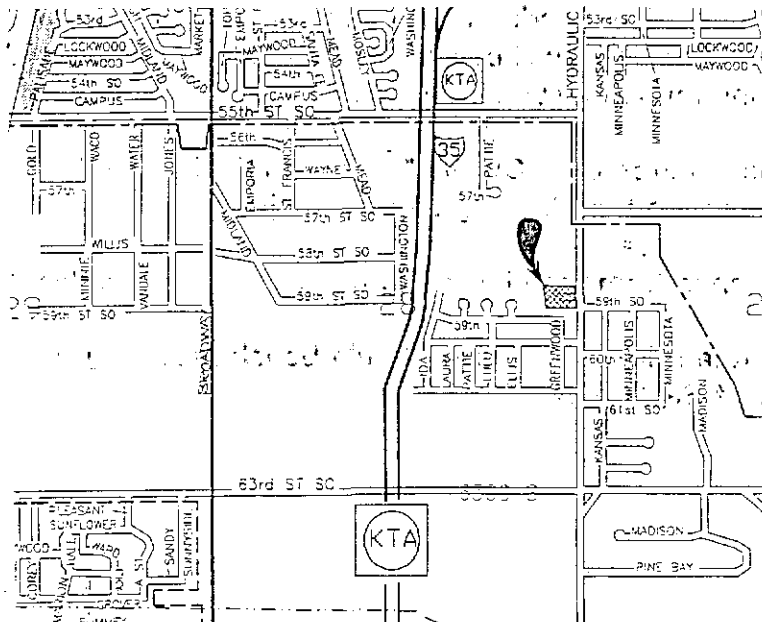
Total: 2

MINIMUM LOT AREA: 1.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-20, Residential (Lot 1)  
GC, General Commercial (Lot 2)

VICINITY MAP



Note: Lot 2 of this site has been approved for a zone change (SCZ-0760) from SF-20, Single-Family Residential to GC, General Commercial subject to platting. A Protective Overlay district was also imposed. The site is located in the County within three-miles of the City's boundary in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. **City Engineering** needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The legal description should be corrected to reference a 50-foot street right-of-way dedication.
- F. **County Engineering** needs to comment on the need for improvements to Hydraulic.
- 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 this binder and any relevant conditions found by such a review.
- H. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.
- I. The distance from the plat to the tie point should be denoted.
- J. The southern line of the plat should be labeled, "South line of the Northeast Quarter of Section 28".

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

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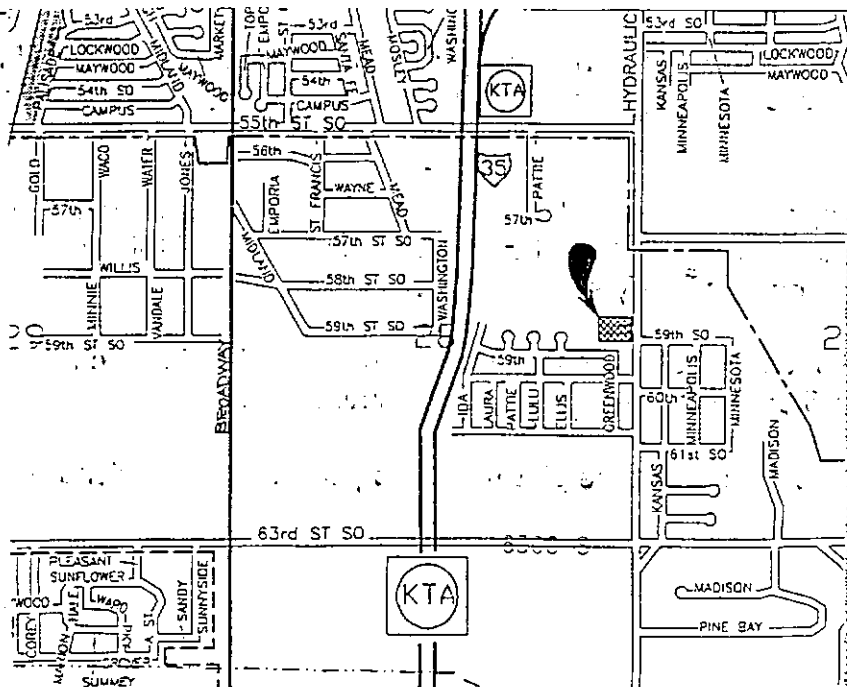
AGENDA ITEM NO. **10.**

May 7, 1998

**STAFF REPORT**  
(One-Step Final Plat-Deferred 4/23/98)

- CASE NUMBER:** S/D 98-39 - BECKER ADDITION
- OWNER/APPLICANT:** Ronald and Sharon Becker, 1713 E. Idlewild, Wichita, KS 67216
- SURVEYOR/ENGINEER:** Griffiths & Associates, Inc., 438 N. Ohio, Wichita, KS 67214
- LOCATION:** West side of Hydraulic, South of 55th St. South
- SITE SIZE:** 3.36 acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: | 1        |
| Office:      |          |
| Commercial:  | 1        |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 1.0 acres
- CURRENT ZONING:** SF-20, Single-Family Residential
- PROPOSED ZONING:** SF-20, Residential (Lot 1)  
GC, General Commercial (Lot 2)

**VICINITY MAP**



Note: Lot 2 of this site has been approved for a zone change.(SCZ-0760) from SF-20, Single-Family Residential to GC, General Commercial subject to platting. A Protective Overlay district was also imposed. The site is located in the County within three-miles of the City's boundary in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

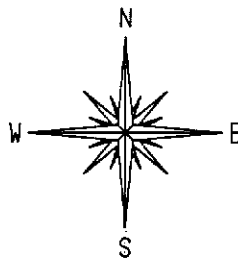
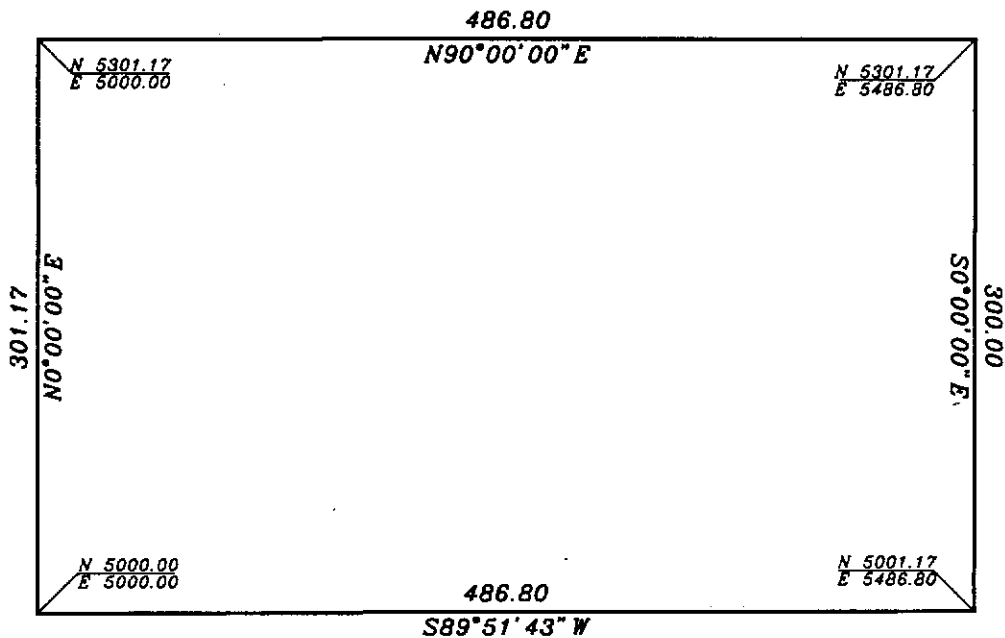
STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. County Health may require restrictive covenants limiting the uses. Septic systems may not be appropriate at this site and soil testing is needed.
- B. City Engineering needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time. A petition for future water and sewer is required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. A 40-foot drainage easement along the south side of the plat is requested.
- E. The legal description should be corrected to reference a 50-foot street right-of-way dedication.
- F. County Engineering needs to comment on the need for improvements to Hydraulic. No improvements are needed. Access openings are limited to one opening per lot.
- 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 this binder and any relevant conditions found by such a review.
- H. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.
- I. The distance from the plat to the tie point should be denoted.

- J. The southern line of the plat should be labeled; "South line of the Northeast Quarter of Section 28".
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **Southwestern Bell has requested additional easements.**

S. 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.

# CLOSURE COMPUTATIONS FOR BECKER ADDITION Sedgwick County, Kansas



**SCALE: 1" = 100'**

Lot # 1      Lot Name Becker Addition  
Starting Northing 5000.000      Starting Easting 5000.000

Line	Azimuth	Raw Data Distance	Northing	Easting
1	N0°00'00"E	301.170	5301.170	5000.000
2	N90°00'00"E	486.800	5301.170	5486.800
3	S0°00'00"E	300.000	5001.170	5486.800
4	S89°51'43"W	486.800	4999.997	5000.001

Misclose S25°33'25"E      0.003      0.003      -0.001  
Accuracy 1 : 480752      Area 3.3592 acres