

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 20.

February 19, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-14 - BSF 2ND ADDITION

OWNER/APPLICANT: Bill E. Mesker, 7979 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 47th St. South and Woodlawn

SITE SIZE: 13.8 acres

NUMBER OF LOTS

Residential: 2

Office:

Commercial:

Industrial:

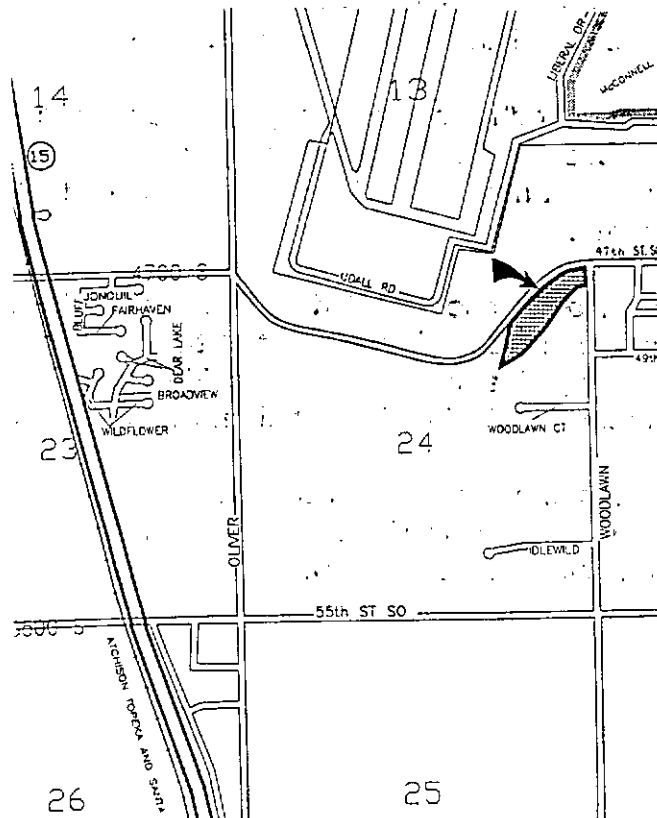
Total: 2

MINIMUM LOT AREA: 5.7 acres

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County, within three miles of Wichita's City limits. It is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and within the Derby Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. This site is currently served by Rural Water District No.3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line.
- 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 plat indicate two openings for the southern lot and one opening for the northern lot along 47th Street South. One opening is also located along Woodlawn for the northern lot. County Engineering needs to comment on the acceptability of the access controls.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. The bearings on the face of the plat should be revised to correlate with those indicated in the plat's text. The distance of 382.11 on the southwest line of Lot 1 should read 382.10.

- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The setback from 47th Street South should be increased to 40 feet in accordance with the Zoning regulations (100 feet setback from arterial County road).
- K. The centerlines of the adjoining streets should be labeled "CL".
- L. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 - B S F 2ND ADDITION

CLOSURE

PT 01 North: 24008.0614 East : 9774.2373
 Line Course: N 42-15-33 E Length: 932.0600
 PT 02 North: 24697.8888 East : 10401.0339
 Curve Length: 349.4113 Radius: 865.4400
 Delta: 23-07-57 Tangent: 177.1181
 Chord: 347.0429 Course: N 53-49-32 E
 Course In: S 47-44-27 E Course Out: N 24-36-30 W
 RP North: 24115.8932 East : 11041.5551
 PT 03 End North: 24902.7301 East : 10681.1747
 Line Course: N 82-45-51 E Length: 103.0800
 PT 04 North: 24915.7134 East : 10783.4337
 Curve Length: 150.0012 Radius: 840.4400
 Delta: 10-13-34 Tangent: 75.2003
 Chord: 149.8021 Course: N 77-13-37 E
 Course In: S 17-53-10 E Course Out: N 07-39-36 W
 RP North: 24115.8928 East : 11041.5547
 PT 05 End North: 24948.8331 East : 10929.5288
 Line Course: S 48-26-14 E Length: 33.2200
 PT 06 North: 24926.7937 East : 10954.3850
 Line Course: S 00-04-08 E Length: 150.0000
 PT 07 North: 24776.7938 East : 10954.5653
 Line Course: S 14-06-19 E Length: 58.2900
 PT 08 North: 24720.2612 East : 10968.7708
 Line Course: S 89-55-52 W Length: 99.1400
 PT 09 North: 24720.1420 East : 10869.6309
 Line Course: S 42-48-36 W Length: 382.1000
 PT 10 North: 24439.8292 East : 10609.9675
 Line Course: S 30-31-55 W Length: 353.3900
 PT 11 North: 24135.4381 East : 10430.4387
 Line Course: S 42-15-33 W Length: 641.4200
 PT 12 North: 23660.7164 East : 9999.0933
 Line Course: S 60-58-13 W Length: 390.2000
 PT 13 North: 23471.3667 East : 9657.9148
 Line Course: N 12-13-47 E Length: 549.1600
 PT 01 North: 24008.0641 East : 9774.2444