

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** S/D 00-13 -- CHISHOLM CREEK 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** DeWayne Hofer, 1514 Country Club Ave., Concordia, KS 66901

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

**LOCATION:** North of 37<sup>th</sup> St. North, East side of Woodlawn

**SITE SIZE:** 1.23 Acres

**NUMBER OF LOTS**

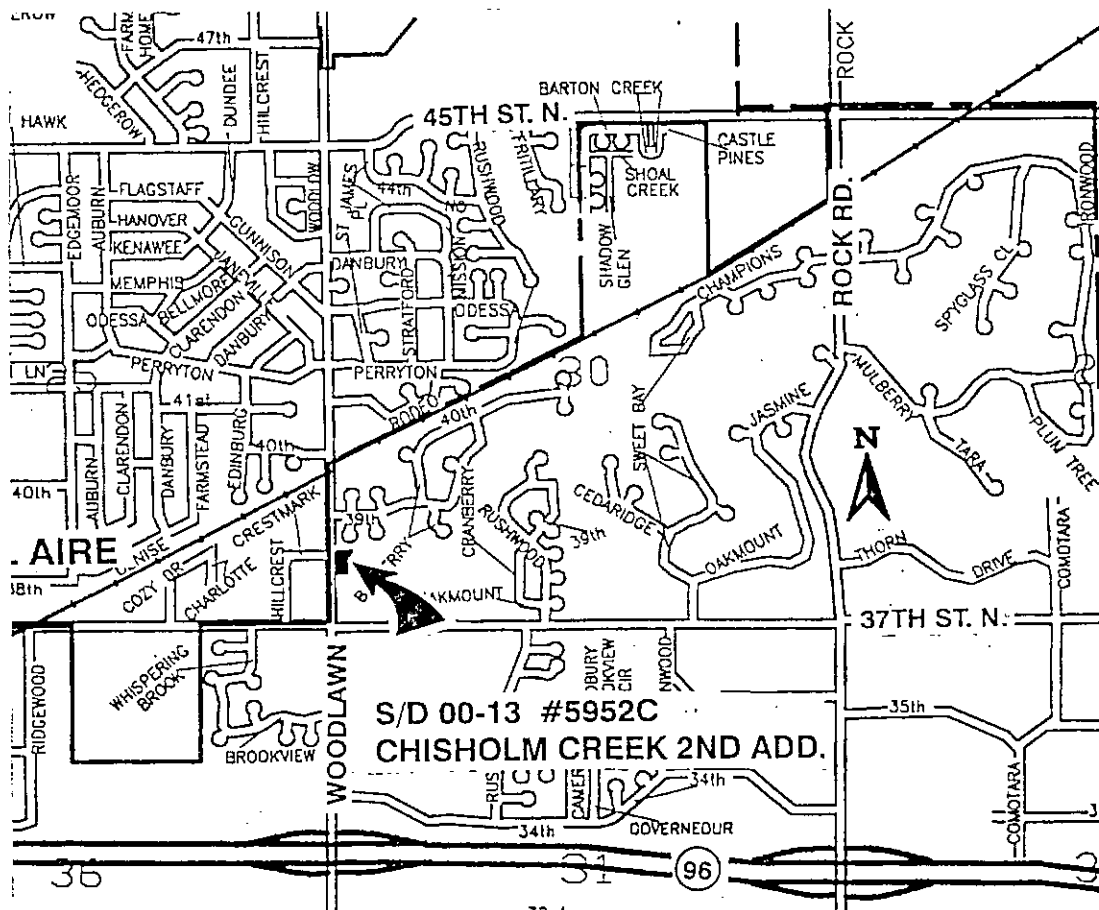
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.23 Acres

**CURRENT ZONING:** MF-18, Multi-Family Residential

**PROPOSED ZONING:** NR, Neighborhood Retail

**VICINITY MAP**



**Note:** This site has been approved for a zone change (Z-3329) from MF-18, Multi-Family Residential to NR, Neighborhood Retail. This is a replat of a portion of the Chisholm Creek Addition.

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Woodlawn in alignment with Crestmark. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plat's text.
- E. 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.
- F. The bearings for the easements need to be denoted to determine definite locations.
- G. The described distance for the southeastern property line as referenced in the legal description of the plat's text needs to be included on the face of the plat.
- H. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows.
- I. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.
- J. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 2/17/00)

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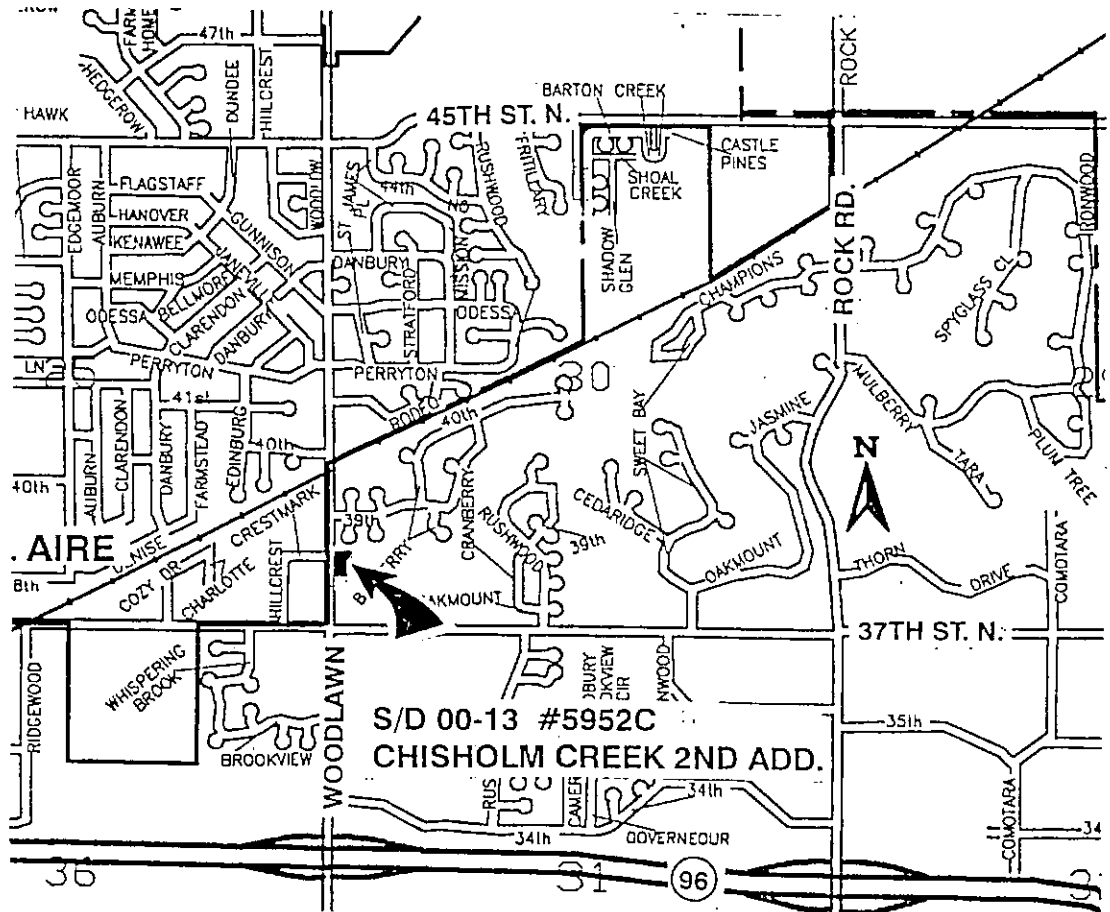
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Total:	1

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- 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. An off-site drainage agreement is requested.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Woodlawn in alignment with Crestmark. The dedication of access controls shall be referenced in the plat's text.
- E. 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.
- F. The described distance and bearing for the southeastern property line as referenced in the legal description of the plat's text needs to be included on the face of the plat.
- G. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows. The Applicant has agreed to increase the utility easements to 20 feet along the east and south property lines.
- H. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.
- I. The fire lane easement and the Declaration of Condominium Line needs sufficient ties to locate it definitely with respect to the subdivision.
- J. The following note needs to be removed under the Bench Mark: "Note: Minimum building pad elevation requirements will be established on the final plat."
- K. The minimum building pad elevation appears to be 10 feet too low.
- L. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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.)
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- Q. 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.
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- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT**

(Final Plat, Deferred 5/18/00, Preliminary Plat Approved 2/17/00)

**CASE NUMBER:** S/D 00-13 -- CHISHOLM CREEK 2<sup>ND</sup> ADDITION

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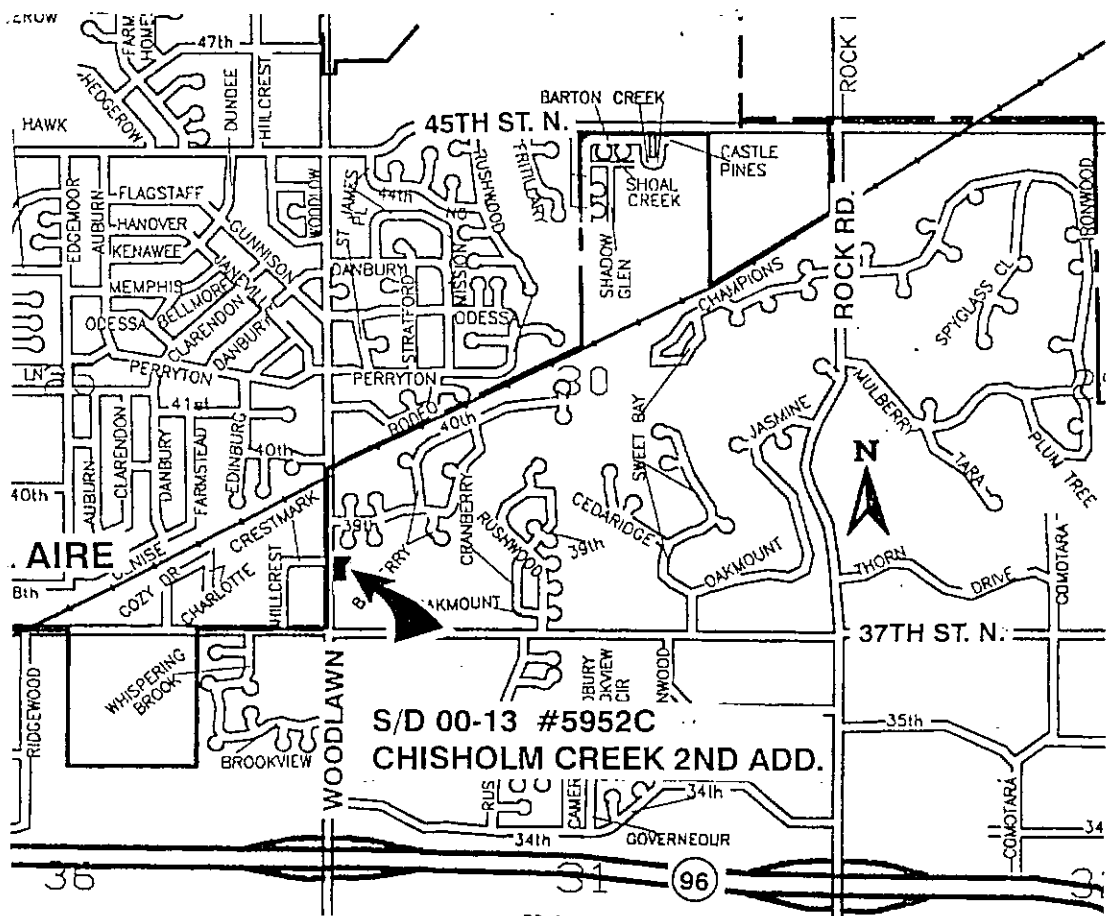
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- F. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows.

As requested, the Applicant has increased the utility easements to 20 feet along the east and south property lines.

- G. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.
- H. The Fire Lane easement and the Declaration of Condominium Line need sufficient ties to locate it definitely with respect to the subdivision.
- I. The following note needs to be removed under the Bench Mark: "Note: Minimum building pad elevation requirements will be established on the final plat."
- J. County Surveying has noted that the minimum building pad elevation appears to be 10 feet too low.
- K. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
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- M. 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.

S/D 00-13 -- Final Plat of CHISHOLM CREEK 2<sup>ND</sup> ADDITION  
July 6, 2000 - Page 3

- N. 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.
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## CLOSURE-CHISHOLM CREEK 2ND ADDITION

1	North: 1411.6592	East :	-1297.2659
Line	Course: N 89-41-10 E	Length:	145.0000
2	North: 1412.4536	East :	-1152.2681
Line	Course: N 81-13-35 E	Length:	37.9900
3	North: 1418.2482	East :	-1114.7226
Line	Course: S 00-28-12 W	Length:	41.7700
4	North: 1376.4796	East :	-1115.0653
Line	Course: S 74-41-15 W	Length:	38.3300
5	North: 1366.3573	East :	-1152.0345
Line	Course: S 00-17-20 E	Length:	270.0000
6	North: 1096.3608	East :	-1150.6732
Line	Course: S 89-41-15 W	Length:	144.9800
7	North: 1095.5700	East :	-1295.6510
Line	Course: N 00-17-34 W	Length:	316.0900
1	North: 1411.6559	East :	-1297.2662