

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-17 -- HOLT ADDITION

OWNER/APPLICANT: Jerome D. Holt, 10800 E. Central. Wichita, KS 67206

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

LOCATION: South side of Central Avenue, West of Greenwich Road

SITE SIZE: 2.07 Acres

NUMBER OF LOTS

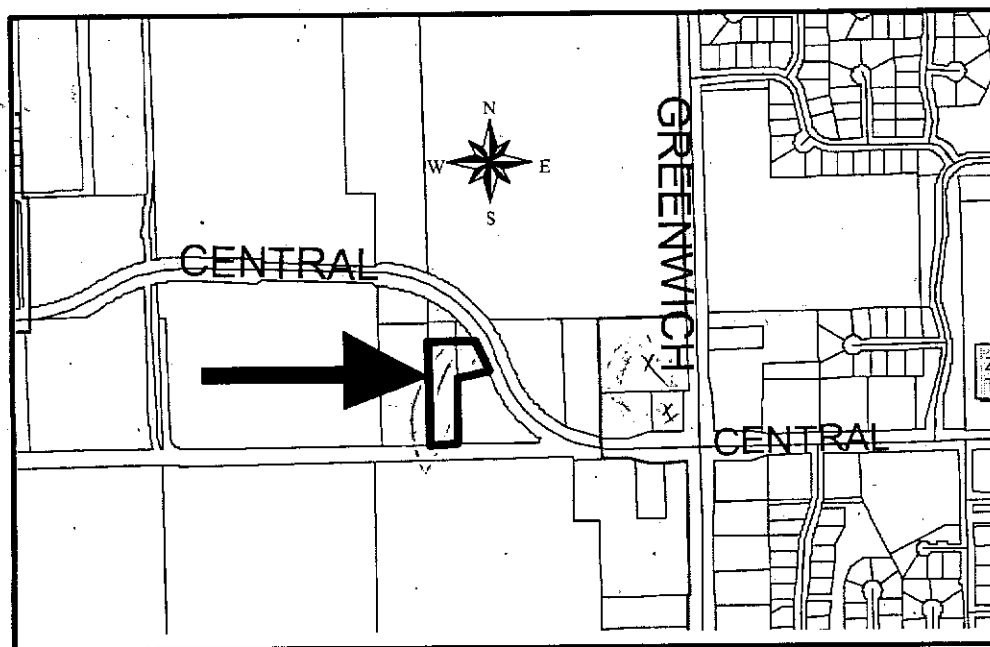
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 2.06 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The site is currently served by on-site sewer. A memorandum shall be obtained specifying approval of on-site sewer services from **County Code Enforcement**.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.
- C. **City Engineering** needs to comment on the need for easements for public sewer.
- D. The applicant shall contact the **County Fire Department** to discuss the extension of fire protection water onto the site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed.**
- G. A guarantee is required for the closure of the street returns along the site's frontage to the vacated Central.
- H. The applicant is advised that this site is located within the County and will also be heard by the County Commissioners. Therefore, the appropriate signature block needs to be included on the final plat tracing.
- I. The Applicant is advised that if platted, the building setback must be 25 feet to conform with the Zoning setback standard for County section line roads (85-ft from centerline of the road).
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. The platlor'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.
- L. 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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- 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.
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

CLOSURE - HOLT ADDITION

CLOSURE

PT 01	North: 5706.5347		East : 23731.2747
Line	Course: N 01-05-20 W	Length: 523.9400	
PT 02	North: 6230.3801		East : 23721.3180
Line	Course: N 89-01-16 E	Length: 223.8100	
PT 03	North: 6234.2037		East : 23945.0953
Curve	Length: 121.0477		Radius: 596.1200
	Delta: 11-38-04		Tangent: 60.7329
	Chord: 120.8404		Course: S 26-07-21 E
	Course In: S 58-03-37 W	Course Out: N 69-41-41 E	
RP	North: 5918.8402		East : 23439.2248
PT 04	End North: 6125.7070		East : 23998.3001
Line	Course: S 20-18-20 E	Length: 24.4900	
PT 05	North: 6102.7389		East : 24006.7988
Line	Course: S 69-05-40 W	Length: 160.2800	
PT 06	North: 6045.5465		East : 23857.0701
Line	Course: S 01-07-11 E	Length: 336.7700	
PT 07	North: 5708.8408		East : 23863.6511
Line	Course: S 89-00-10 W	Length: 132.3900	
PT 01	North: 5706.5367		East : 23731.2811