

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-28 - LAMBERT - BAIRD 2ND ADDITION

OWNER/APPLICANT: Kathrine M. Neal, P.O. Box 576, Kechi, KS 67067

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast corner of 47th St. South and Oliver

SITE SIZE: 7.92 acres

NUMBER OF LOTS

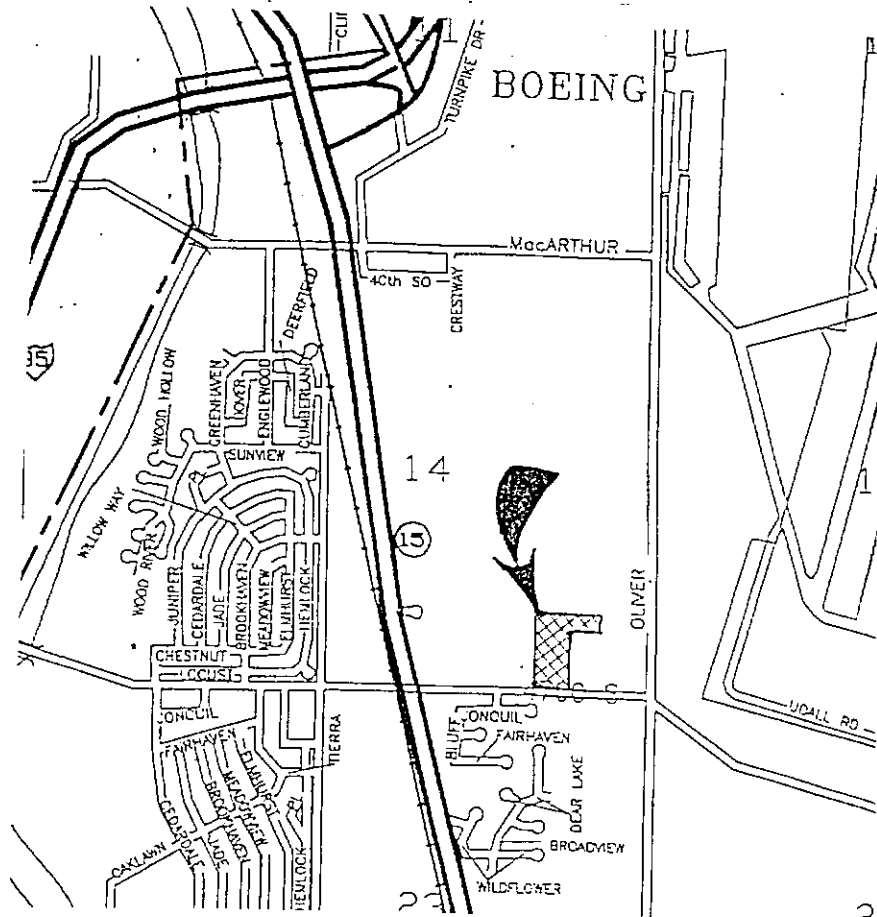
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 7.92 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 in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. County Engineering needs to verify if any guarantees or easements 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. County Engineering needs to comment on the status of the applicant's drainage plan and the need for any floodway reserve.
- D. County Engineering needs to comment on the access controls. The plat has dedicated access control except for two openings along 47th St. South.
- E. 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.
- F. The platting binder indicates that the site is in the ownership of additional parties.. These additional names must appear on the owner's signature block on the final plat tracing.
- G. The legal description in the plattor's text needs to be revised to accurately portray the land being platted.
- H. The face of the plat shall indicate a block number or letter.
- I. The plattor'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.
- J. The County Commissioners signature block need only include the signature of the Chairman.
- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 47th St. South, West of Oliver

SITE SIZE: 7.92 acres

NUMBER OF LOTS

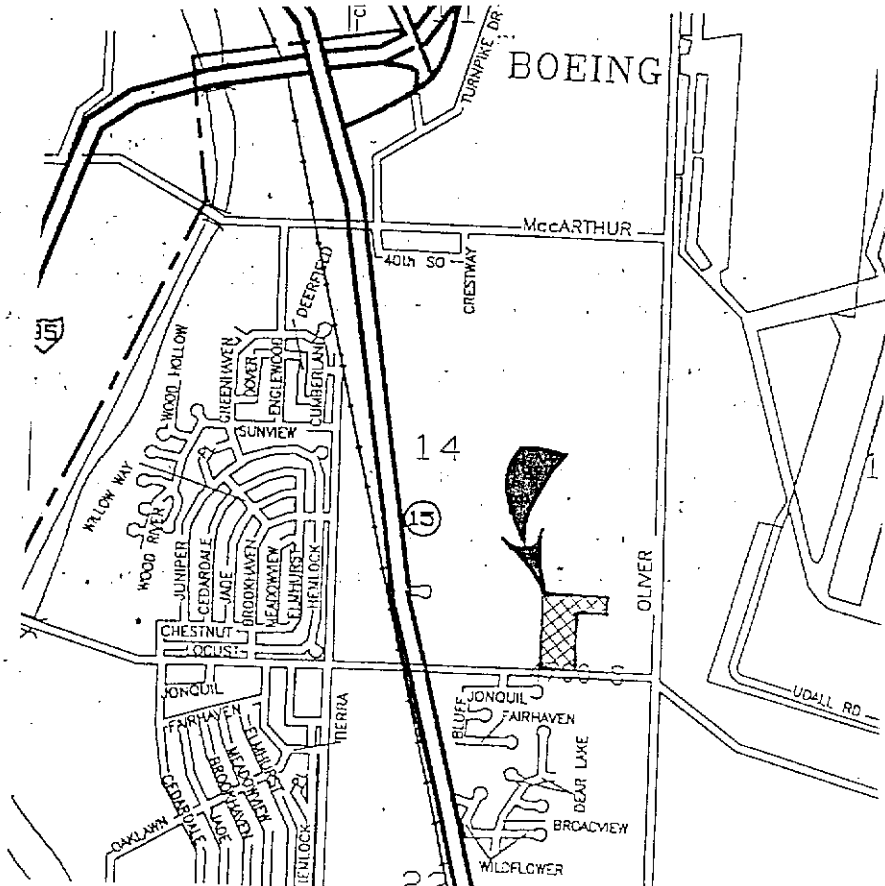
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 7.92 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 in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. County Engineering needs to verify if any guarantees or easements 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. County Engineering needs to comment on the status of the applicant's drainage plan and the need for any floodway reserve.
- D. County Engineering needs to comment on the access controls. The plat has dedicated access control except for two openings along 47th St. South.
- E. 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.
- F. The platting binder indicates that the site is in the ownership of additional parties. These additional names must appear on the owner's signature block on the final plat tracing.
- G. The legal description in the plattor's text needs to be revised to accurately portray the land being platted.
- H. The face of the plat shall indicate a block number or letter.
- I. The plattor'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.
- J. The County Commissioners signature block need only include the signature of the Chairman.
- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

June 17, 1999

STAFF REPORT

(Revised One-Step Final Plat, Deferred 4/22/99, 5/20/99)

CASE NUMBER: S/D 99-28 - LAMBERT - BAIRD 2ND ADDITION

OWNER/APPLICANT: Kathrine M. Neal, Steve C. Neal, P.O. Box 576, Kechi, KS 67067

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 47th St. South, West of Oliver

SITE SIZE: 10.69 acres

NUMBER OF LOTS

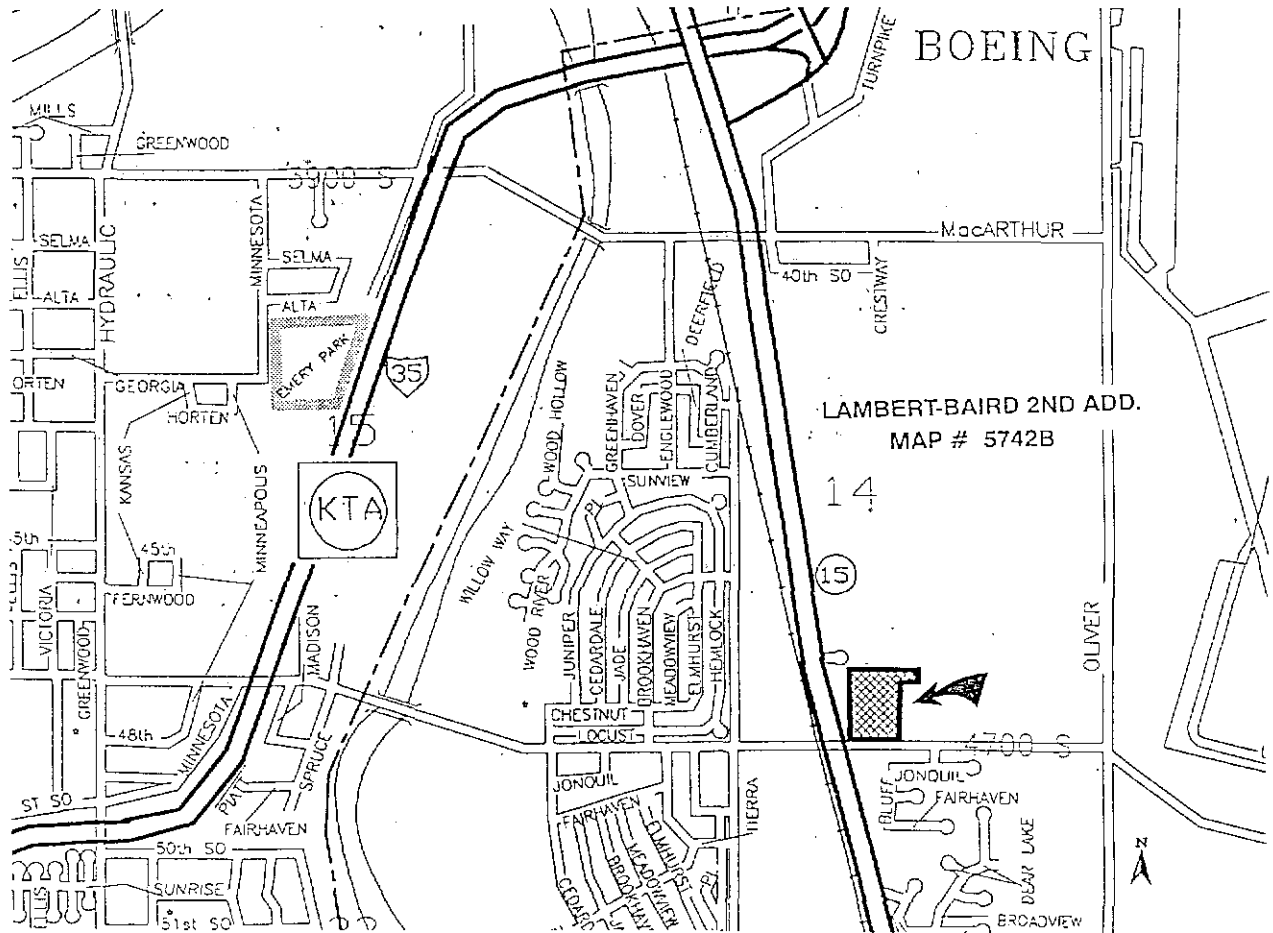
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 4.91 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 in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. This revised plat includes additional land to the east.

STAFF COMMENTS:

- A. Sanitary sewer and public water is available from Oaklawn to serve the site. County Engineering needs to verify if any guarantees or easements 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. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering needs to comment on the access controls and the need for joint access. The plat has denoted two openings along 47th St. South for the western lot and one opening for the eastern lot.
- E. 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.
- F. The legal description in the plattor's text needs to be revised to accurately portray the land being platted. It appears that the dimension of "365 feet" should be revised to "375 feet".
- G. The plattor'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.
- H. The County Commissioners signature block need only include the signature of the Chairman.
- I. 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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- L. 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.
- M. 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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BOUNDARY CLOSURE: LAMBERT-BAIRD 2ND ADDITION

North: 20000.000	East: 20000.273
Line Course: N 00-57-21 E Length: 807.12	
North: 20807.008	East: 20013.737
Line Course: S 90-00-00 E Length: 723.00	
North: 20807.008	East: 20736.737
Line Course: S 00-57-21 W Length: 181.03	
North: 20626.003	East: 20733.717
Line Course: N 90-00-00 W Length: 174.00	
North: 20626.003	East: 20559.717
Line Course: S 00-57-21 W Length: 576.09	
North: 20049.993	East: 20550.107
Line Course: N 90-00-00 W Length: 174.00	
North: 20049.993	East: 20376.107
Line Course: S 00-57-21 W Length: 50.01	
North: 19999.990	East: 20375.273
Line Course: N 90-00-00 W Length: 375.00	
North: 19999.990	East: 20000.273

Perimeter: 3060.25 Area: 465,842. sq.ft. 10.69 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.010 Course: S 00-57-21 W
Error North: -0.0100 East: -0.0002
Precision 1: 306,025.00