

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2007-104 -- LAMPTON BROTHERS ADDITION

**OWNER/APPLICANT:** Lampton Brothers Investment, Inc., Attn: Douglas V. Lampton, 601 N. Washington Ave., Wichita, KS 67214; Hiland Dairy Company, Attn: Jerald Grey, 700 E. Central Ave., Wichita, KS 67214

**SURVEYOR/AGENT:** MKEC Engineering Consultants Inc., Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** North side of Central, East of Broadway

**SITE SIZE:** 2.96 acres

**NUMBER OF LOTS**

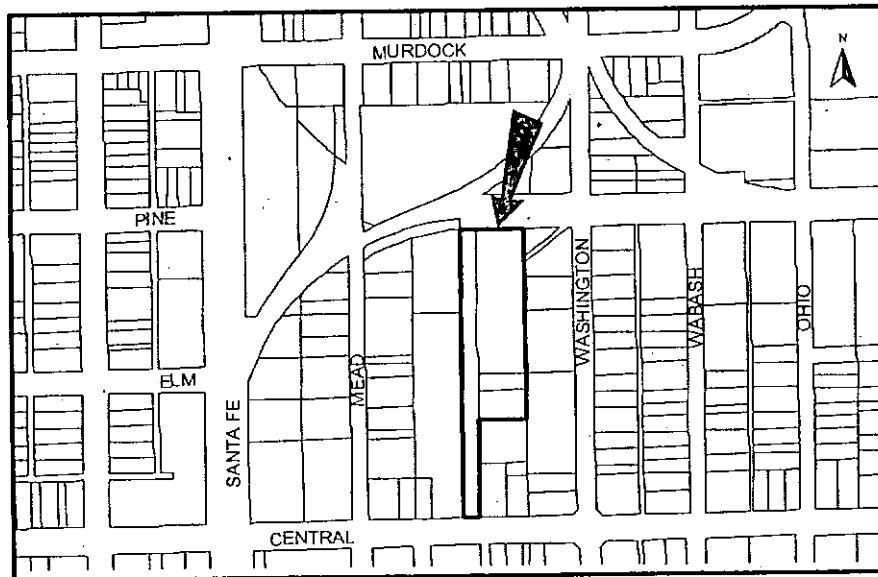
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 2.78 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This is a replat of a portion of the Throckmorton's Addition and a portion of the Hilton's Addition to Hilton's Addition. The plat includes the vacation of Mosley.

**STAFF COMMENTS:**

- A. Water Utilities Department has required a petition for the extension of water to serve this lot. The applicant needs to meet with Water Utilities Department prior to the final plat submittal regarding more info regarding the vacation of sanitary sewers. The sanitary sewer line needs to remain in a 20-foot easement from Central extending north to serve all of the buildings at 625 N Washington.
- 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. A cross-lot access agreement with the property abutting Washington is requested.
- E. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. Documentation shall be provided regarding the ownership interest of the property to the west associated with the vacation of Mosley.
- I. 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.
- 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 that 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

**SUB 2007-104 -- Preliminary Plat of LAMPTON BROTHERS ADDITION  
November 29, 2007 - Page 3**

- Q. 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.
  
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 11/29/07)

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**LOCATION:** North side of Central, East of Broadway (District I)

**SITE SIZE:** 2.96 acres

**NUMBER OF LOTS**

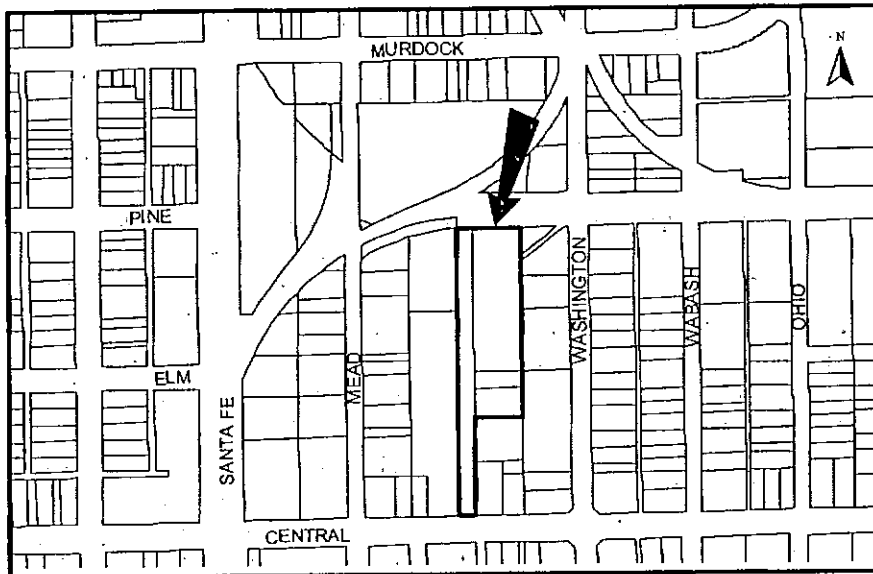
Residential:	
Office:	
Commercial:	
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Total:	1

**MINIMUM LOT AREA:** 2.78 acres

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**VICINITY MAP**



**SUB 2007-104 -- Final Plat of LAMPTON BROTHERS ADDITION**  
**January 17, 2008 - Page 2**

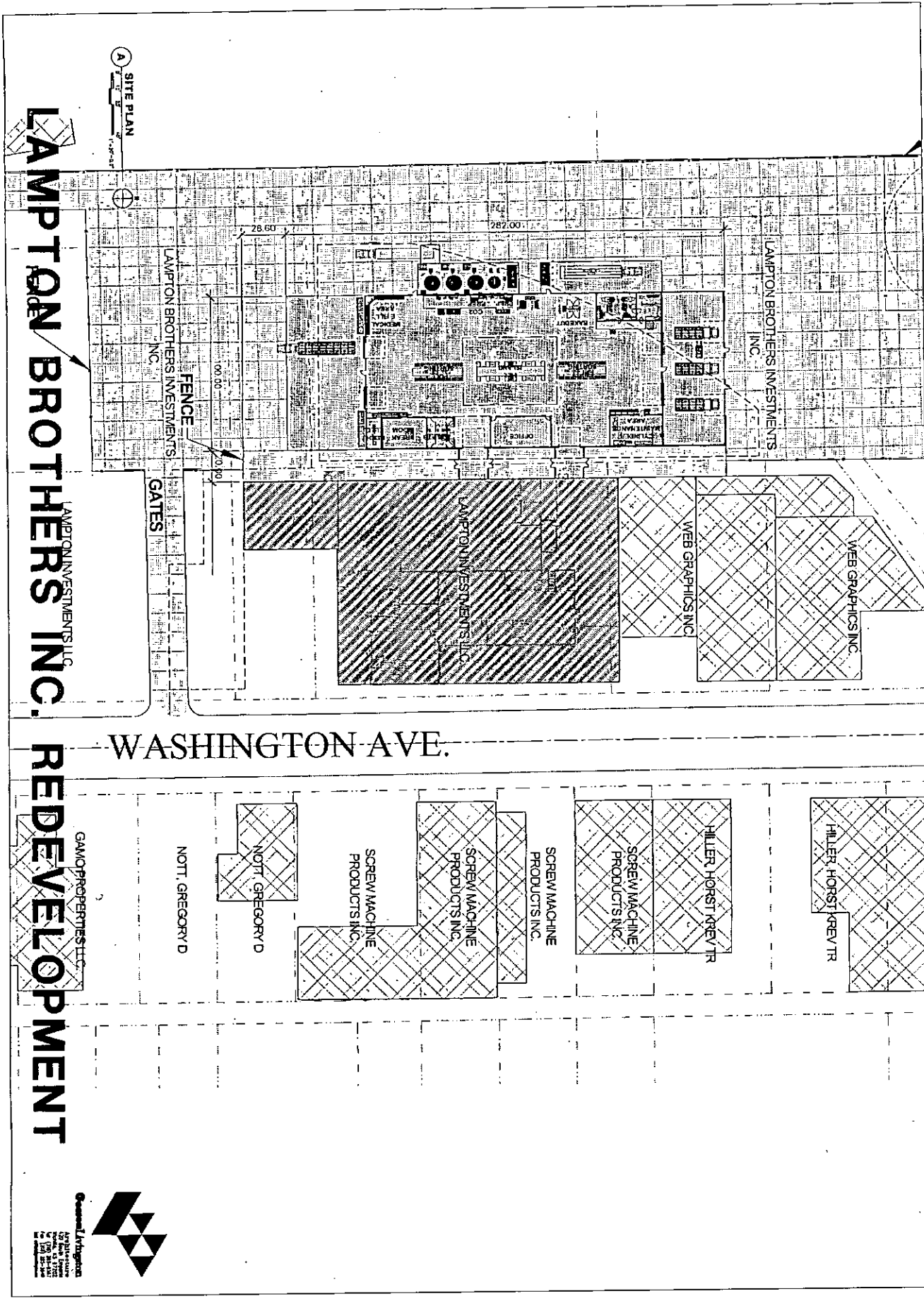
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**STAFF COMMENTS:**

- A. Sanitary sewer is available. Water Utilities Department has required a petition for the extension of water to serve this lot.
- 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 has received the applicant's drainage plan.
- D. A cross-lot access agreement with the property abutting Washington is requested.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
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**SUB 2007-104 -- Final Plat of LAMPTON BROTHERS ADDITION**  
**January 17, 2008 - Page 3**

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LAMPION BROTHERS INVESTMENTS INC.

REDEVELOPMENT



# Lampton Brothers Addition

## Parcel Closures

Project: 07728

COGO Revisions:

Date: February 14, 2008

COGO Project: J:\Civil\07728\cogo\CLOSURE - COURTYARD ADDITION.doc

### Parcel name: Final Plat Boundary

Line Course: S 1599.102 E Length: 197.5014	North: 20925.9041	East : 19620.5387
Line Course: S 08.643 W Length: 575.0907	North: 20925.7300	East : 19818.0400
Line Course: N 1599.239 W Length: 147.3192	North: 20350.6600	East : 19813.1600
Line Course: S 08.323 W Length: 305.0150	North: 20350.7700	East : 19665.8408
Line Course: N 1599.413 W Length: 50.0014	North: 20045.7652	East : 19663.3486
Line Course: N 08.323 E Length: 880.1395	North: 20045.7940	East : 19613.3472
	North: 20925.9041	East : 19620.5387

Perimeter: 2155.0673 Area: 128,779 sq.ft. 2.95 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0001 Course: N 744.678 E

Error North: 0.00005 East : 0.00005

Precision 1: 21,550,672.0000

### Parcel name: p1 BLOCK 1, LOT 1

Line Course: S 08.323 W Length: 305.0193	North: 20350.7887	East : 19640.8401
Line Course: N 1599.413 W Length: 25.0007	North: 20045.7795	East : 19638.3479
Line Course: N 08.323 E Length: 880.1395	North: 20045.7939	East : 19613.3472
Line Course: S 1599.102 E Length: 197.5014	North: 20925.9041	East : 19620.5387
Line Course: S 08.643 W Length: 575.0907	North: 20925.7300	East : 19818.0400
Line Course: N 1599.239 W Length: 147.3192	North: 20350.6600	East : 19813.1600
Line Course: N 1599.239 W Length: 25.0007	North: 20350.7700	East : 19665.8409
	North: 20350.7887	East : 19640.8402

Perimeter: 2155.0715 Area: 121,154 sq.ft. 2.78 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0000 Course: N 620.791 E

Error North: 0.00002 East : 0.00001

Precision 1: 2,155,071,500.0000

**Parcel name: p1 RESERVE "A"**

Line Course: S 1599.239 E Length: 25.0007	North: 20350.7887	East : 19640.8401
Line Course: S 08.323 W Length: 305.0150	North: 20350.7700	East : 19665.8408
Line Course: N 1599.413 W Length: 25.0007	North: 20045.7652	East : 19663.3486
Line Course: N 08.323 E Length: 305.0193	North: 20045.7796	East : 19638.3479
	North: 20350.7887	East : 19640.8402

<sup>6</sup> Perimeter: 660.0357 Area: 7,625 sq.ft. 0.17 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0000 Course: N 811.513 E

Error North: 0.00003 East : 0.00003

Precision 1: 660,035,700.0000