

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 12/27/07)

**CASE NUMBER:** SUB 2007-116 – LANGE ADDITION

**OWNER/APPLICANT:** JBL, Inc. Attn: Jeff Lange, 4911 S. Meridian, Wichita, KS 67217

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** East side of West St., South of MacArthur Road (District IV)

**SITE SIZE:** 34.14 acres

**NUMBER OF LOTS**

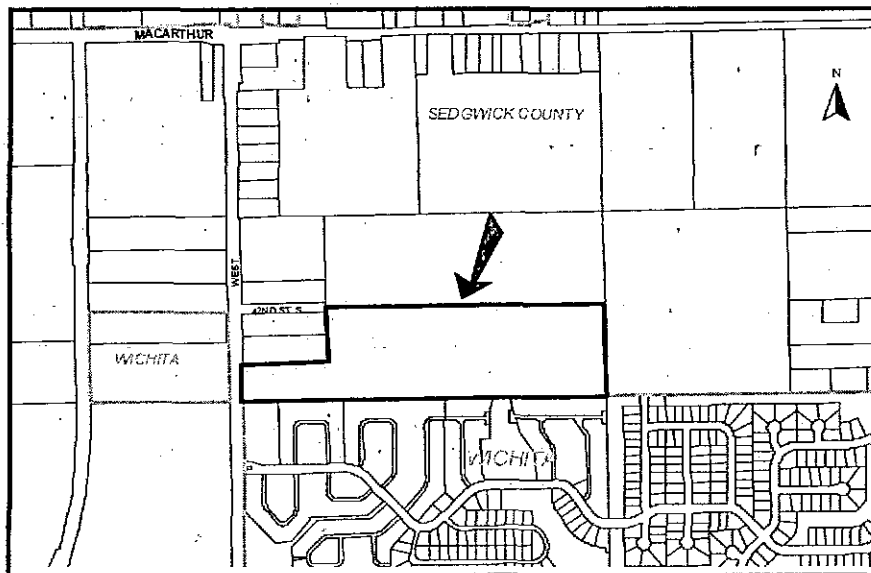
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 34.14 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



**SUB 2007-116 – Final Plat of LANGE ADDITION**  
**January 31, 2008 - Page 2**

**NOTE:** This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2007-52) from SF-5, Single-Family Residential to LI, Limited Industrial. A Protective Overlay #198 was also approved for this site addressing signage, screening, outdoor storage, setbacks and permitted uses.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site.
- 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.
- D. Traffic/County Engineering have approved the access controls. The plat proposes one opening along West Street. The access opening for the lot needs to be at least 20-feet wide.
- E. GIS has requested 42<sup>nd</sup> Street be labeled as 42<sup>nd</sup> St S.
- F. County Surveying has requested a minimum building pad datum.
- G. County Surveying advises that the sanitary sewer on Film 1155, Page 941 needs dimensioned.
- H. A restrictive covenant shall be provided permitting cross-lot access for the benefit of the abutting property to the north, if and when said lot is developed for non-residential use.
- I. County Surveying requests that the sanitary sewer easement near the southwest corner is located.
- J. A dedication of street right-of-way for the south half of a turnaround for 42<sup>nd</sup> St. has been platted as requested.
- K. A 10-foot sidewalk and utility easement has been platted as requested. The associated plat's text language needs corrected.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. 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.
- N. 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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.
- R. 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.
- S. 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.

- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

STAFF REPORT  
(Preliminary Plat)

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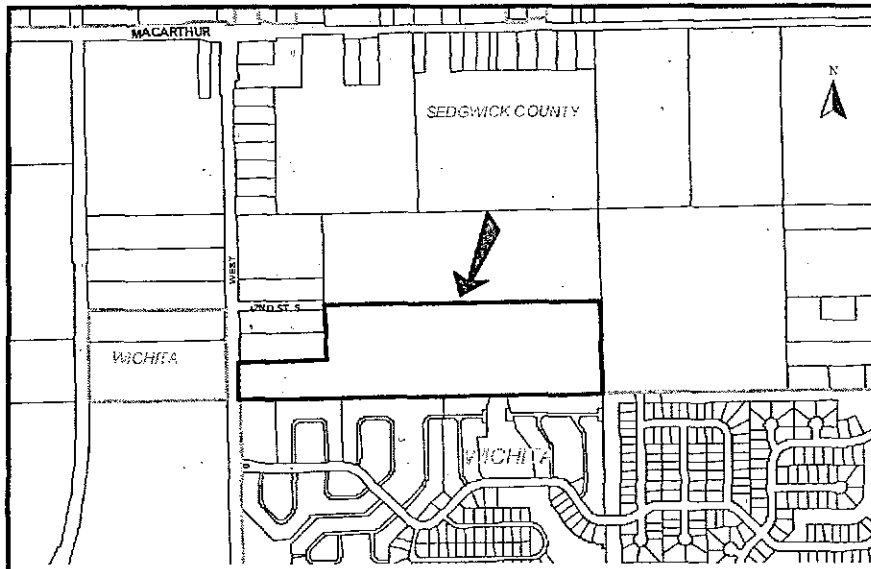
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**SUB 2007-116 -- Preliminary Plat of LANGE ADDITION**  
**December 27, 2007 - Page 2**

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**SUB 2007-116 -- Preliminary Plat of LANGE ADDITION**  
**December 27, 2007 - Page 3**

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CLOSURE.txt

CLOSURE - LANGE ADDITION

PT 01	North: 5000.0000		East :	14000.0000
Line	Course: N 00-03-16	E	Length:	267.7400
PT 02	North: 5267.7399		East :	14000.2544
Line	Course: S 89-44-08	E	Length:	609.7500
PT 03	North: 5264.9256		East :	14609.9979
Line	Course: N 00-03-23	W	Length:	194.8100
PT 04	North: 5459.7355		East :	14609.8062
Line	Course: N 00-03-17	E	Length:	200.1900
PT 05	North: 5659.9254		East :	14609.9974
Line	Course: S 89-43-56	E	Length:	1993.1500
PT 06	North: 5650.6103		East :	16603.1256
Line	Course: S 00-08-21	E	Length:	662.4500
PT 07	North: 4988.1622		East :	16604.7347
Line	Course: N 89-44-23	W	Length:	2604.7700
PT 01	North: 4999.9949		East :	13999.9915

MISCLOSURE:

Line	Course: N 58-56-00	E	Length:	0.0099
	North: 5000.0000		East :	14000.0000



# TRANSMITTAL

TO:	FROM:
Vicky Huang	Trevor Kurth
COMPANY:	DATE:
City of Wichita	12-18-07
ADDRESS:	PROJECT:
7 <sup>th</sup> Floor City Hall	Lange Addition
CITY/STATE:	PROJECT NUMBER:
Wichita, Kansas	

RE:  
Lange Addition Drainage Concept

VIA: DELIVERY

We are sending you  ATTACHED  UNDER SEPARATE COVER

PLANS  PRINTS  SHOP DRAWINGS  SAMPLES  SPECS  
 COPY OF LETTER  CHANGE ORDER  DISK  OTHER

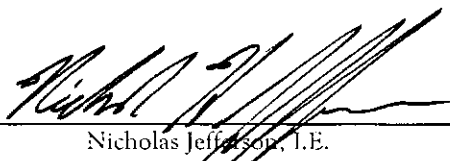
COPIES	DATE	DESCRIPTION
1	12-18-07	Lange Addition Drainage Concept

URGENT  FOR APPROVAL  FOR YOUR INFO  FOR REVIEW & COMMENT

APPROVED, AS NOTED  REVISE AS NOTED  REVISE AND RETURN

AS REQUESTED  PLEASE REPLY  FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED:   
 Nicholas Jefferson, I.E.

Copy: file

ENGINEERING  
 SURVEYING  
 PLANNING  
 LANDSCAPE  
 ARCHITECTURE

B a u g h m a n  
 Company, P. A.  
 315 Ellis Street  
 Wichita, Kansas 67203  
 P 316.262.7271  
 F 316.262.0149

