

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2005-23 -- OSBECK ADDITION

**OWNER/APPLICANT:** Osbeck, LLC, Attn: John Osborne, 1501 E. 1st Street, Wichita, KS 67214

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

**LOCATION:** West of Tyler, South of Kellogg

**SITE SIZE:** 9.05 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial:	<u>5</u>
Total:	5

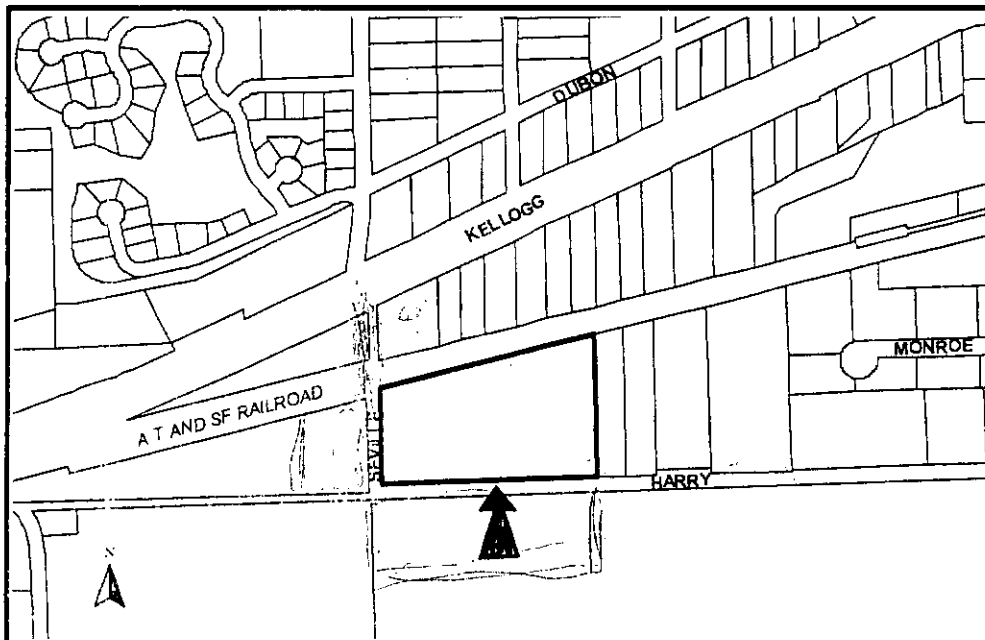
**MINIMUM LOT AREA:** 1.04 Acres

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

**PROPOSED ZONING:** LI, Limited Industrial

*Water on Harry &  
Seville,  
Paving*

**VICINITY MAP**



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**NOTE:** This unplatted site has been approved for a zone change (ZON 2004-62) from SF-5, Single-Family Residential to LI, Limited Industrial subject to platting.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering needs to comment on the need for other 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 plan.
- D. The applicant shall replace "AT & SF Railroad" with the appropriate legal entity due to the railroad right-of-way being railbanked.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two openings to Seville and four openings to Harry.
- F. City Engineering needs to comment on the need to guarantee the paving of the perimeter streets.
- G. Traffic Engineering needs to comment on the need for dedication of additional right-of-way along Harry.
- H. 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.
- I. The vicinity map needs to be corrected.
- J. The signature line for the Deputy within the Register of Deeds certificate needs to be revised to reference "Tonya Buckingham".
- K. The platator'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 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.)
- 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

closure.txt

CLOSURE: OSBECK ADDITION

PT 1	North: 5505.2320	East : 2130.6739
Line	Course: N 00-00-00 E	Length: 402.6200
PT 2	North: 5907.8520	East : 2130.6739
Line	Course: N 77-13-46 E	Length: 897.8300
PT 3	North: 6106.3149	East : 3006.2943
Line	Course: S 00-01-25 W	Length: 592.3300
PT 4	North: 5513.9850	East : 3006.0502
Line	Course: S 89-25-39 W	Length: 875.4200
PT 1	North: 5505.2379	East : 2130.6739
Line	Course: S 00-33-22 W	Length: 0.0059