

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-32 -- MOSHER'S SEAMHAS ADDITION

OWNER/APPLICANT: Ron Mosher, 5070 SE 160th Ave., Norwich, KS 67118

SURVEYOR/ENGINEER: Benchmark Land Survey, P.A., 617 E. William, Wichita, KS 67202

LOCATION: West side of Tyler, South of Central

SITE SIZE: .39 acres

NUMBER OF LOTS

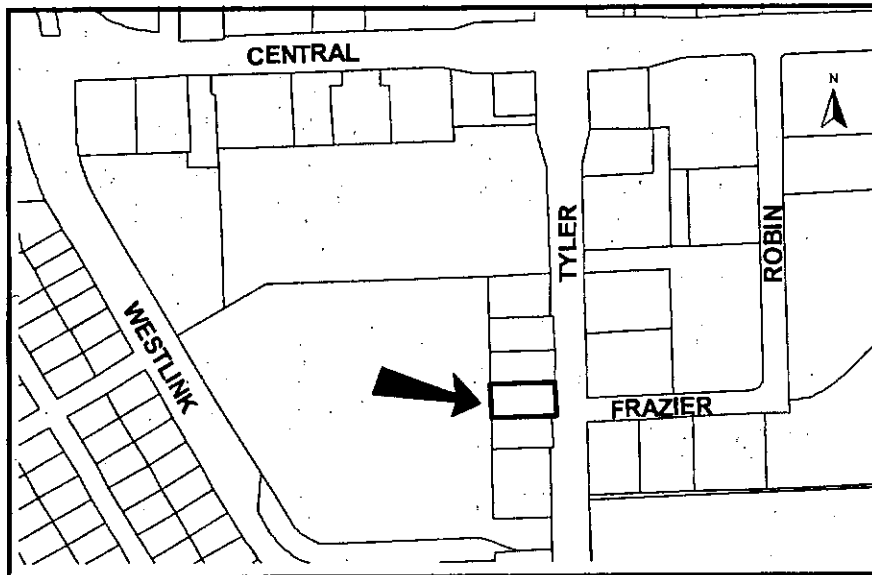
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 17,046 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-09) from SF-5, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved by City Council.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Tyler. Access controls need to be defined.
- F. A cross-lot access agreement with the property to the north shall be provided effective upon platting of that property for any commercial development.
- G. The street right-of-way width and section line need to be denoted.
- H. The plat's text shall include reference to "a lot and a block" in the owner's certificate.
- I. The final plat tracing shall be submitted with the name shown on the application - "Mosher's Seamhas".
- J. 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.
- K. 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.
- 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. 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
(One-Step Final Plat, Deferred 4/27/06)

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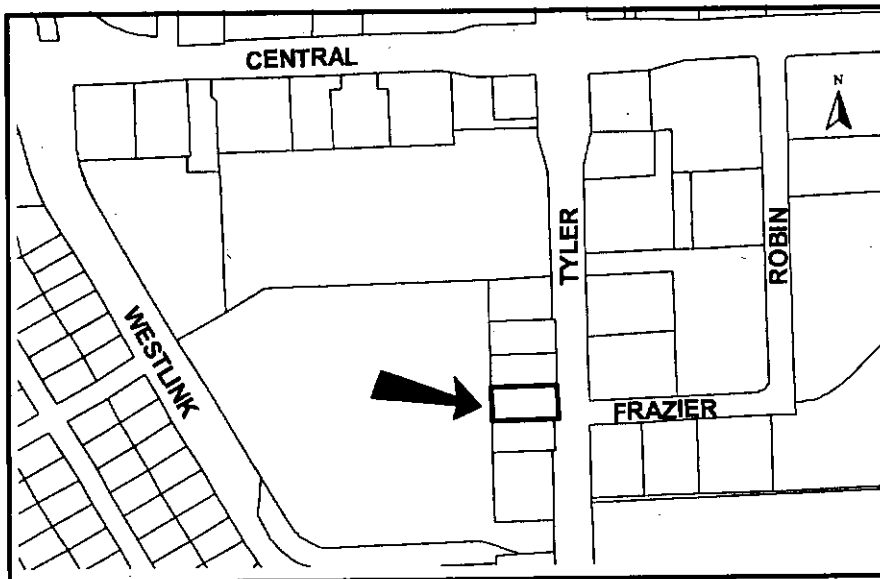
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VICINITY MAP



SUB 2006-32 -- One-Step Final Plat of MOSHER'S SEAMHAS ADDITION
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NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-09) from SF-5, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. An easement for sanitary sewer is needed.
- 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. **The drainage plan has been approved.**
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one opening along Tyler. **The access controls are approved.**
- E. A cross-lot access agreement with the property to the north shall be provided effective upon platting of that property for any commercial development.
- F. The language in the plat's text regarding dedication of the private drive easement may be deleted. The private drive easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. 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.
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