

Note: This is a replat of six lots in the Linwood Acres Addition for a proposed vehicle sales lot. This site has been approved for a zone change (Z-3291) from SF-6, Single-Family Residential and LC, Limited Commercial to GC, General Commercial subject to platting. A protective overlay has also been approved for the site addressing uses, landscape buffers and sound limitations.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional easements or guarantees 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. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. The zone change approval prohibits access from Lewis Street as long as the properties north of Lewis remain zoned residential. The final plat shall indicate complete access control along Lewis on the face of the plat and reference the access controls in the plat's text.
- E. The centerline of Lewis needs to be denoted on the plat.
- F. The zone change approval required the applicant to participate in the paving of Lewis Street. A No Protest petition for the paving of Lewis shall be submitted.
- G. The final plat tracing shall reference a tie point to a previously platted section corner.
- H. The applicant is reminded that in accordance with the Protective Overlay, a 10-foot landscape buffer and fence is required along the north line of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.
- I. The final plat shall reference the right-of-way dedication along Kellogg.
- J. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control.
- K. A Notice of Protective Overlay document shall be provided indicating the approved Protective Overlay and its special conditions for development on this property.
- L. 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.)
- 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 316-729-0102) 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (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 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/18/99)

CASE NUMBER: S/D 99-10 - SCHOLFIELD-HATCHETT 4TH ADDITION

OWNER/APPLICANT: Scholfield-Devlin-Hatchett, Attn: Steve Hatchett, 7017 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Kellogg, East of Greenwich Road

SITE SIZE: 6.3 acres

NUMBER OF LOTS

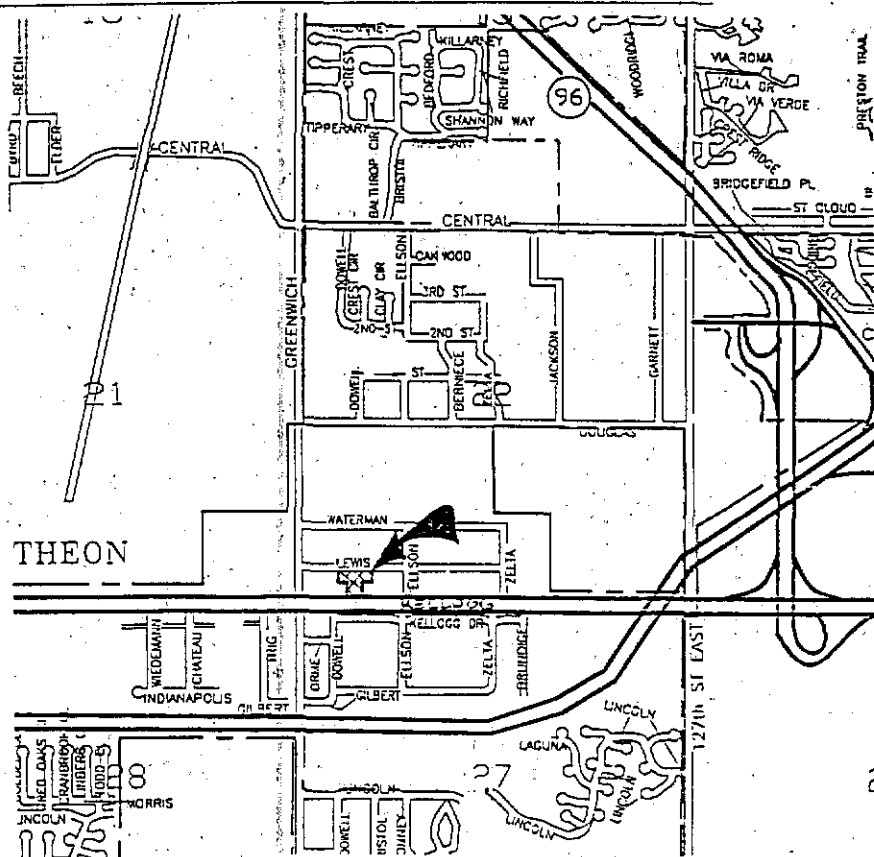
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA:

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



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STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any other additional easements or guarantees are required. The 10-ft east-west sanitary sewer easement shall be increased to 20 feet.

The final plat tracing shall denote this easement.

- 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. The drainage concept is approved. On-site detention will be required at the final plat stage.
- D. The zone change approval prohibits access from Lewis Street as long as the properties north of Lewis remain zoned residential. The final plat shall indicate complete access control along Lewis on the face of the plat and reference the access controls in the plat's text.

Complete access control along Lewis has been denoted on the final plat.

- E. The zone change approval required the applicant to participate in the paving of Lewis Street. A petition for the paving of Lewis shall be submitted.
- F. The applicant is reminded that in accordance with the Protective Overlay, a 10-foot landscape buffer and fence is required along the north line of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control.
- H. A Notice of Protective Overlay document shall be provided indicating the approved Protective Overlay and its special conditions for development on this property.
- 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.)
- J. 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.

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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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

CLOSURE - SCHOLFIELD - HATCHETT 4TH ADD.

LO01

1	S 00-02'33.0"W	303.000	N	5000.000	E	5000.000	S	0+00
2	N 89-57'26.0"W	254.050	N	4697.000	E	4999.775	S	3+03.000
3	S 00-04'15.0"W	240.530	N	4697.190	E	4745.725	S	5+57.050
4	S 89-50'29.0"W	171.760	N	4456.660	E	4745.428	S	7+97.580
5	S 89-47'53.0"W	82.010	N	4456.184	E	4573.669	S	9+69.340
6	N 00-01'34.0"W	544.500	N	4455.895	E	4491.659	S	10+51.350
7	S 89-57'19.7"E	508.589	N	5000.395	E	4491.411	S	15+95.850
1			N	5000.000	E	5000.000	S	21+04.439
LENGTH=	2104.439	AREA=	215255.318 SF			4.942 ACRES		