

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-02 -- VAN HORN ADDITION

OWNER/APPLICANT: Larry and Sharon Van Horn, 140 N. Hydraulic, Suite 800, Wichita, KS 67214

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

LOCATION: West side of 119th St. West, South of 21st St. North

SITE SIZE: 5.32 Acres

NUMBER OF LOTS

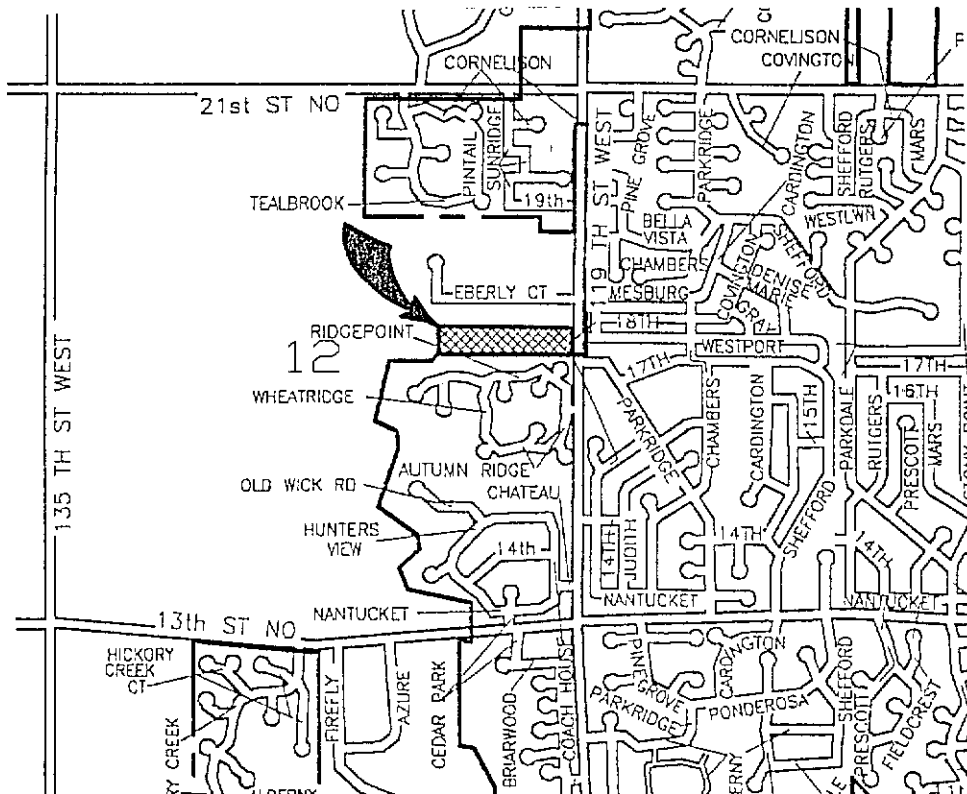
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.44 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2000-02 – Preliminary Plat of VAN HORN ADDITION

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Note: This site is located in the County adjoining Wichita's city limits, and an annexation request will be required to be submitted. Upon annexation, the property will be zoned SF-6, Single-Family Residential.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the Applicant shall submit a request for annexation.
- B. City Engineering needs to comment on the need for any guarantees or easements. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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 concept.
- E. The plat proposes complete access control along the site's frontage to 119th St. West. On the final plat, the access controls should be referenced in the plat's text.
- F. The plat proposes the use of an existing private drive along the south property line, Reserve A, to access three proposed lots, in addition to an adjoining lot to the west. MAPD recommends the closure of the private drive and the dedication of a 32-ft street right-of-way along the north property line in order to provide for potential street connections to adjoining property to the north.
- G. A turnaround shall be provided at the terminus of the recommended 32-ft street.
- H. The Applicant shall guarantee the paving of the recommended 32-ft street.
- I. A benchmark elevation is required.
- 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 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.

SUB 2000-02 – Preliminary Plat of VAN HORN ADDITION
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- 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/9/00)

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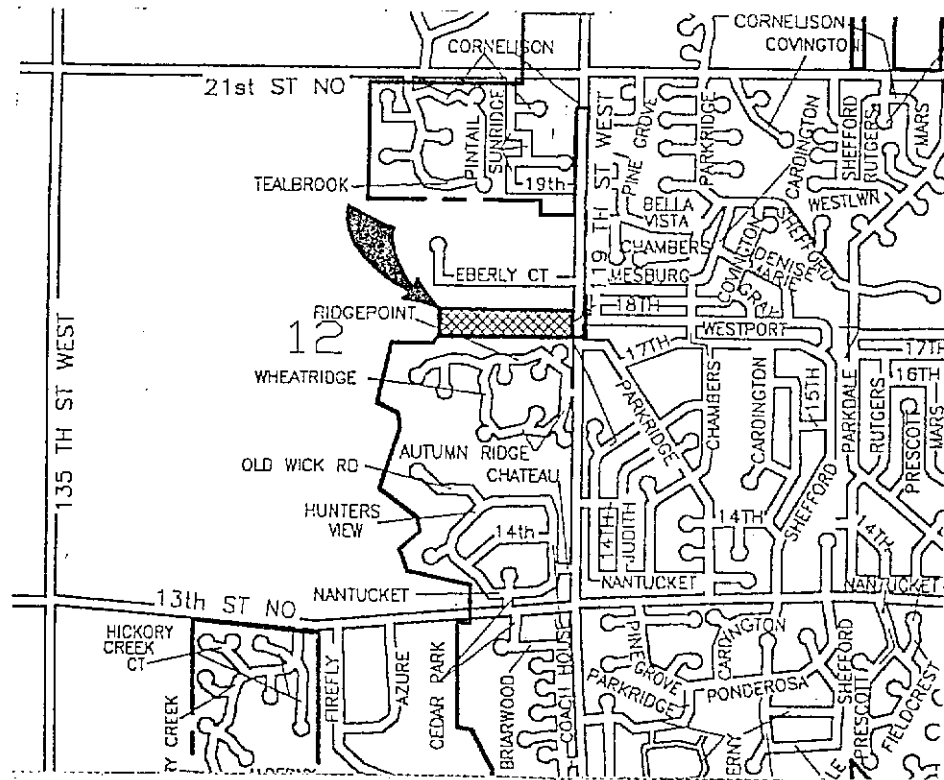
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VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits. and an annexation request will be required to be submitted. Upon annexation, the property will be zoned SF-6, Single-Family Residential. The plat proposes the use of an existing private drive along the south property line, Reserve A, to access three proposed lots, in addition to an adjoining lot to the west.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the Applicant shall submit a request for annexation.
- B. City Engineering needs to comment on the need for any guarantees or easements. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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. The Applicant shall guarantee the installation of the private drive to an all-weather surface.
- F. A definite location needs to be platted for the water line easement on Lot 3 and the west line of the drainage easement on Lot 3.
- G. The contingent street dedication adjoining the plat to the south will be required to be utilized to provide two points of access for City Fire Department and needs to be constructed to an all-weather surface.
- H. City Fire Department requests that "Westport" be designated as a name for the private drive.
- 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.
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- Q Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R 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. *KGE has requested additional utilities which have been denoted on the final plat.*
- S 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 AutoCAD. This will be used by the City and County GIS Department.

Note: C
Locate
Casing
Shall
Pipe
2. ROW
ROW

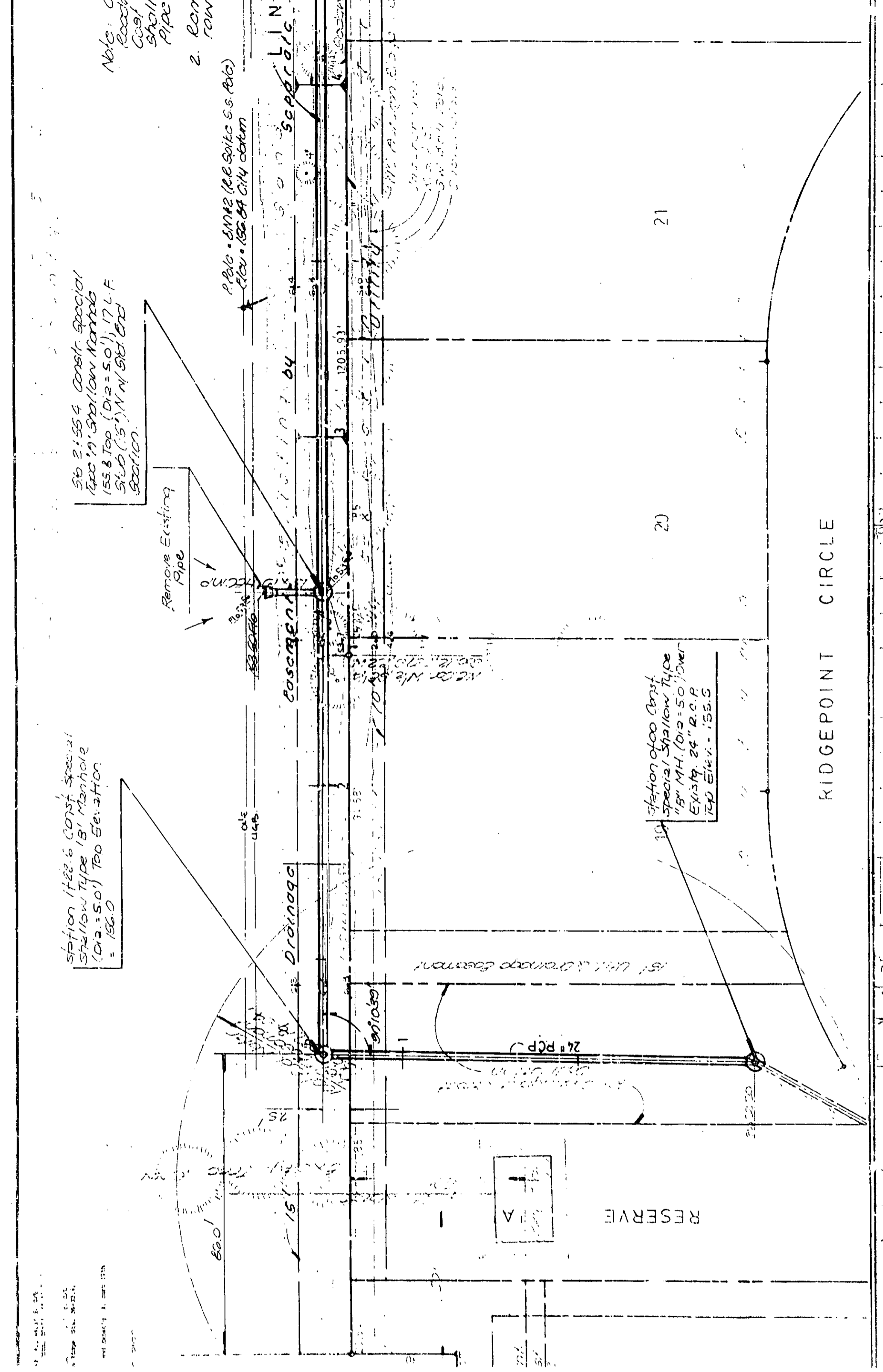
Sub 2:55.4 Const. Special
1400' 19" Shallow Manhole
155.8 Top (Dia = 5.0'); 17 L.F.
Stub (15") N.W. Side End
Section.

P. Pole - 5MM12 (R.E. Spoke S.S. Pole)
Elev. - 156.84 City datum

Remove Existing
Pipe

Station 1722.6 Const. Special
Shallow Type 18" Manhole
(Dia. = 5.0') Top Elevation
= 156.0

Section of 400' Const.
Special Shallow Type
18" M.H. (Dia = 5.0') Over
Existing 24" R.C.P.
Top Elev. = 155.5



RIDGEPOINT CIRCLE

21

20

15' Utility Easement

RESERVE

24" R.C.P.

DRAINAGE

cosmen

SCORLINE

Station 1226.00
Shallow Type 'B'
Manhole (D=5.0')
Top Elev. = 155.5

1226.45 24" R.C.P. @ 10.00%

RESERV

CAUTION: U.G.
E.G. Use Caution
(To be Adjusted)
CAUTION: U.G. Cable
TV Use Caution

Station 1226.00 Const. Sec.
Shallow Type 'B'
Manhole (D=5.0')
Top Elev. = 155.0

L
I
N
E

1226.45 24" R.C.P. @ 10.00%

RIDGEPOINT
CIRCLE

Station of 100 Const.
Shallow Type
"B" M.H. (D=5.0') Over
E.G. 24" R.C.P.
Top Elev. = 155.5

155.6
Ditch
Fl. 610 21364 Const. Sec.
E.G. 7" Shallow M.H.
Elev. = 155.8 Top
G.L. (15') N. End
Bottom

Station of 100 Const.
Shallow Type
"B" M.H. (D=5.0') Over
E.G. 24" R.C.P.
Top Elev. = 155.5

155.78
Ditch
Fl.

1226.45 24" R.C.P. @ 10.00%

20

21

Station 1226.00
Shallow Type 'B'
Manhole (D=5.0')
Top Elev. = 155.5

Station 1226.00
Shallow Type 'B'
Manhole (D=5.0')
Top Elev. = 155.5

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Shallow Type 'B'
Manhole (D=5.0')
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