

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

**CASE NUMBER:** SUB 2005-97 – T & L JOHNSON ADDITION

**OWNER/APPLICANT:** Terry S. and Lana J. Johnson, 303 S. Hillside, Wichita, KS 67211

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

**LOCATION:** North of Kellogg, West side of Hillside

**SITE SIZE:** .13 acres

**NUMBER OF LOTS**

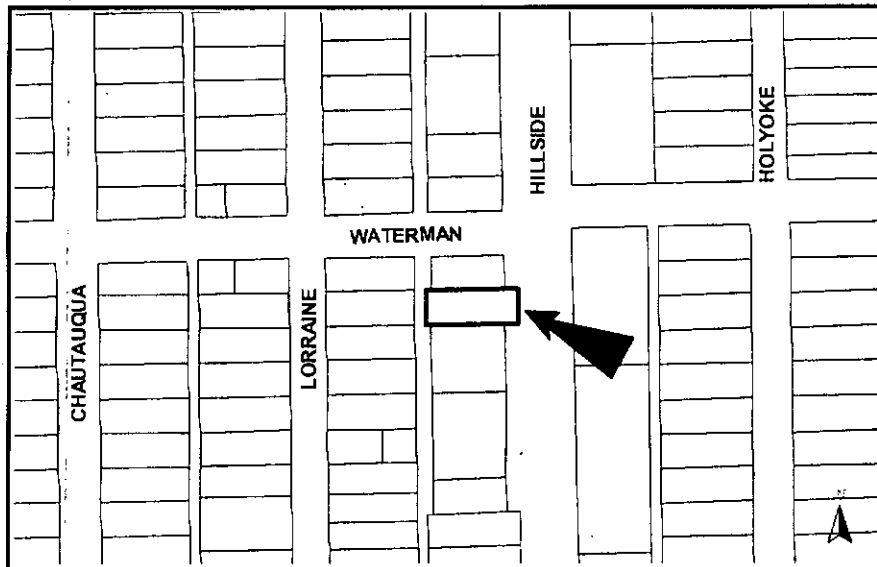
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5,846 sq. ft.

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



**NOTE:** This is a replat of Lots 39 and 41, Block 4, in the Harris & Hoffeld's Subdivision. The site has been approved for a zone change (ZON 2005-22) from TF-3, Two-Family Residential to GO, General Office.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. **City Water and Sewer Department** advises the applicant to contact the City regarding changing the account from residential to commercial (Phone. 265-1300).
- 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 Engineering** needs to comment on the access controls. The plat proposes one access opening along Hillside. **Access controls are approved. The location of the access opening should be defined.**
- E. **Traffic Engineering** needs to comment on the need for additional street right-of-way along Hillside. The applicant has dedicated a 10-ft sidewalk and utility easement. **The street right-of-way is approved.**
- F. **City Engineering** has requested a No Protest Agreement for future paving of the alley. X
- G. The plattor'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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.

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

CLOSURE

CLOSURE - T. & L. JOHNSON ADDITION

PT 01	North: 5791.7483	East :	6200.2324
Line	Course: S 00-00-00 W	Length:	49.8200
PT 02	North: 5741.9283	East :	6200.2324
Line	Course: S 89-48-35 W	Length:	117.3900
PT 03	North: 5741.5385	East :	6082.8431
Line	Course: N 00-07-19 W	Length:	49.7300
PT 04	North: 5791.2684	East :	6082.7372
Line	Course: N 89-46-00 E	Length:	117.5000
PT 01	North: 5791.7469	East :	6200.2363