

S/D No.: 87-70      Name: JACK CALDWELL ONE

Preliminary Approved:  
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: Northeast corner of 47th Street South and Oliver.  
Owner: Jack Caldwell, Inc., 5602 Sullivan, Wichita, KS 67204  
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,  
Wichita, KS 67202

1. Gross Acreage of Plat: 1.5± Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 1.5± Acres
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot. When the property to the west of this plat was subdivided (Chelsea Industrial Addition), sewer service was obtained through the Oaklawn Improvement District. A restrictive covenant was obtained by the County which limited development of the property to nonindustrial uses and to a level equivalent to the amount of sewer capacity available within the Oaklawn System for serving this property. If additional main capacity exists, connection to sanitary sewer, through the Oaklawn System, appears to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required. If this plat is to be served with sanitary sewer, the applicant shall obtain a letter from Oaklawn stating their ability and willingness to serve this property. The applicant shall be prepared to state how this property will be served with sanitary sewer.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat tracing shall indicate the platting of 35-foot building setbacks from Oliver and 47th Street South.
- H. The final plat tracing shall indicate the platting of the following access controls to 47th Street South:
  1. "Complete access control" from the westerly 40 feet of the lot.
  2. "Access control except for two openings" from the lot's remaining frontage.

The plattor's text shall be amended to reference that the access controls are granted to the appropriate governing body. The location of the two openings to 47th Street South needs to be determined by the appropriate engineer.

- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required?
- N. The representative from the County Engineer's office should be prepared to comment on the acceptability of the amount of right-of-way depicted for 47th Street South at the intersection with Oliver. Is 75 feet of half-street right-of-way needed at the intersection of the two arterial streets? Also, are the access controls recommended for 47th Street South in Item H of those comments acceptable? Should more than 40 feet of "complete access control" be required back from the major street intersection?
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

NOTE: This plat has been submitted in final form only.