

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

October 1, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92 - 45 - MOOSE LODGE ADDITION

OWNER/APPLICANT: Wichita Lodge No. 138, Loyal Order of Moose Incorporated, P. O. Box 780426, Wichita, KS 67278

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

LOCATION: East of Webb Road and south side of Kellogg

SITE SIZE: 1.8 Acres

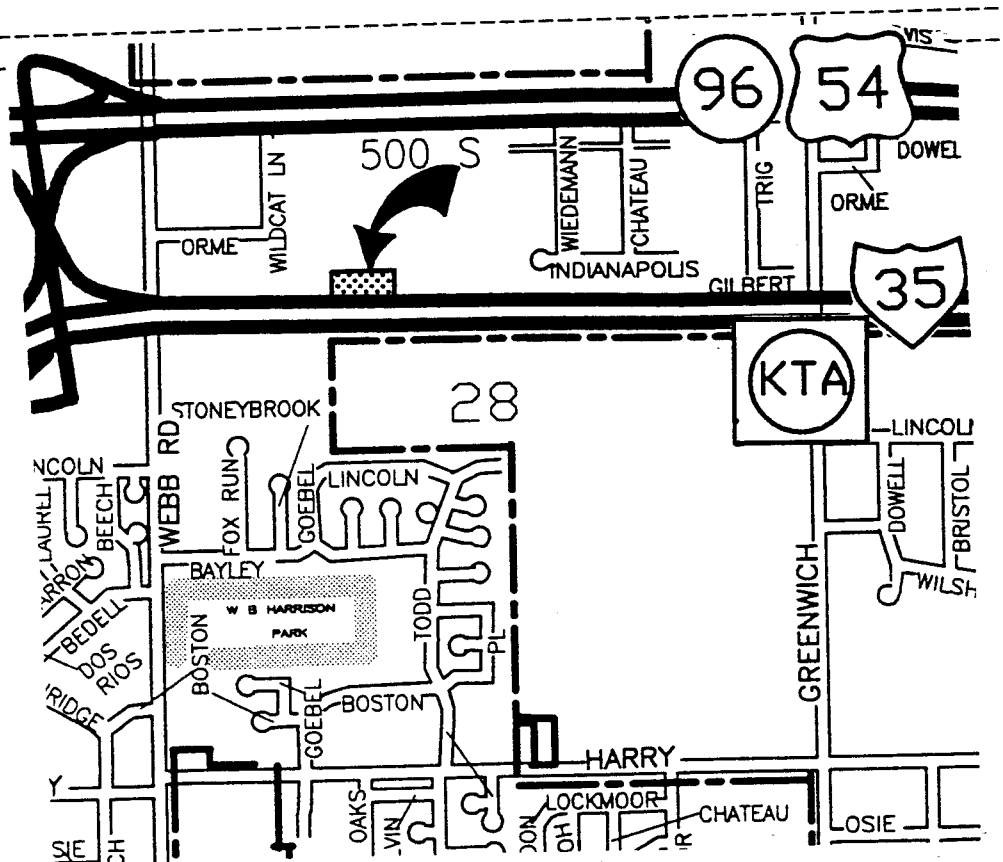
NUMBER OF LOTS

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

MINIMUM LOT AREA: 79,200 sq. ft.

CURRENT ZONING: "C" Commercial

VICINITY MAP:



NOTE: This site is under commercial zoning and is requesting that access to the site be allowed by means of a private ingress/egress easement. Sanitary sewer is also apparently available through a private sewer line. Further, while City water will be used, the applicant is intending to access the public water line by a relatively long private line connection running through a private utility easement.

STAFF COMMENTS:

- A. City Engineering needs to indicate if there are any requirements or guarantees concerning this site's use of a private sanitary sewer line. Specifically is a guarantee needed for any possible extension of a public line to this area.
- B. The City's Water Department representative needs to indicate any requirements concerning municipal water service to this site.
- 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. The applicant or the applicant's agent needs to explain the various access easements or agreements effecting this site. Such easements need to be approved by the Planning Commission and must provide for a hard surface drive, unobstructed at all times, with provisions for maintenance of the drive indicated in such an agreement.

If the easement along this site's eastern line is to be used, based on a 1992 aerial photo, it appears that a hard surface drive does not now extend all the way from U.S. 54 to this addition. Further, several obstructions, including a row of trees and a walk bridge, appear to hinder this easement just north of the site. The applicant needs to explain when or how access will eventually be provided and in particular what if any improvements are intended for the access easement along the east line of the site.

- F. The applicant's agent shall verify the recording information indicated for the easement along the east line of this site. The title binder indicates an easement being recorded on film 1272 page 1931, with page 1930 involving an agreement. The easement on the plat is noted as being recorded on a page 1930 however. The applicant shall verify this recording information with any needed changes shown on the final plat tracing.
- G. 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.

- H. 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.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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