

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 22, 1988

STAFF REPORT
(Final; Preliminary Approved: 9/8/88)

CASE NUMBER: S/D 88-77 - FOUR MILE CREEK ADDITION

OWNER/APPLICANT: Board of County Commissioners

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of Brookhaven and Harry

SITE SIZE: 23.2 Acres

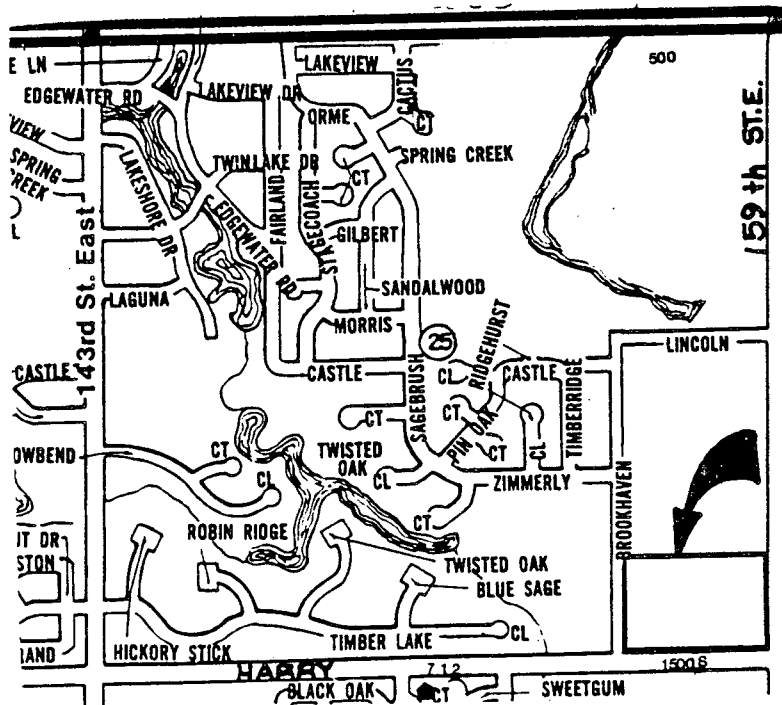
NUMBER OF LOTS

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

MINIMUM LOT AREA: 20.8 +/- Acres

CURRENT ZONING: "R-1"

VICINITY MAP:

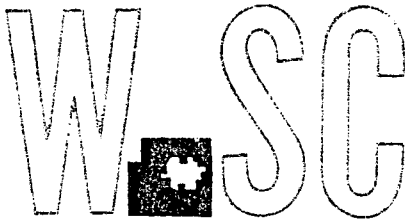


STAFF COMMENTS:

NOTE: This site is the location for the Sedgwick County, Four Mile Creek, Sanitary Sewer Treatment Facility. The property is within an area under Board of County Commission ownership.

- A. Since this property will utilize an existing City of Wichita water line in Harry Street, the applicant shall submit an executed outside-the-City Water Service Application. This agreement shall delete, however, any reference to annexation requirements.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the City Council.
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 12, 1988

Gary Wiley
Professional Engineering
Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: S/D 88-77 - FOUR MILE CREEK ADDITION, located at the
northeast corner of Brookhaven and Harry.

Dear Gary:

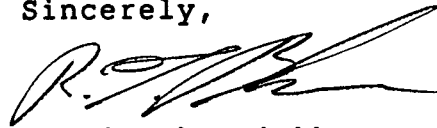
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- B. As required by Section 8-103(1), the final plat shall indicate the placement of irons at all corners of this addition. A legend shall be indicated on the face of the plat which indicates the irons found and/or set.
- C. Since this property will utilize an existing City of Wichita water line in Harry Street, the applicant shall submit an executed outside-the-City Water Service Application. This agreement shall delete, however, any reference to annexation requirements.
- D. 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.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 88-77 - FOUR MILE CREEK ADDITION
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The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written in a cursive style.

R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: James Weber, County Public Works

STAFF COMMENTS:

NOTE: This site is the proposed location for the Sedgwick County, Four Mile Creek, Sanitary Sewer Treatment Facility. The property is within an area under Board of County Commission ownership.

- A. The applicant shall guarantee the paving of Brookhaven from Harry to the north line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- E. As required by Section 8-103(1), the final plat shall indicate the placement of irons at all corners of this addition. A legend shall be indicated on the face of the plat which indicates the irons found and/or set.
- F. Since this property will utilize an existing City of Wichita water line in Harry Street, the applicant shall submit an executed outside-the-City Water Service Application.
- G. 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.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representative from County Engineering should be prepared to comment on the drainage concept for this site and specifically, if a floodway and minimum building pad elevation needs to be established for this plat.