

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 19, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-43 - FIRE STATION 16 ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North Rock Road, #800, Wichita, KS 67226

LOCATION: East side of Tyler Road south of 16th St. North

SITE SIZE: 3.06 Acres

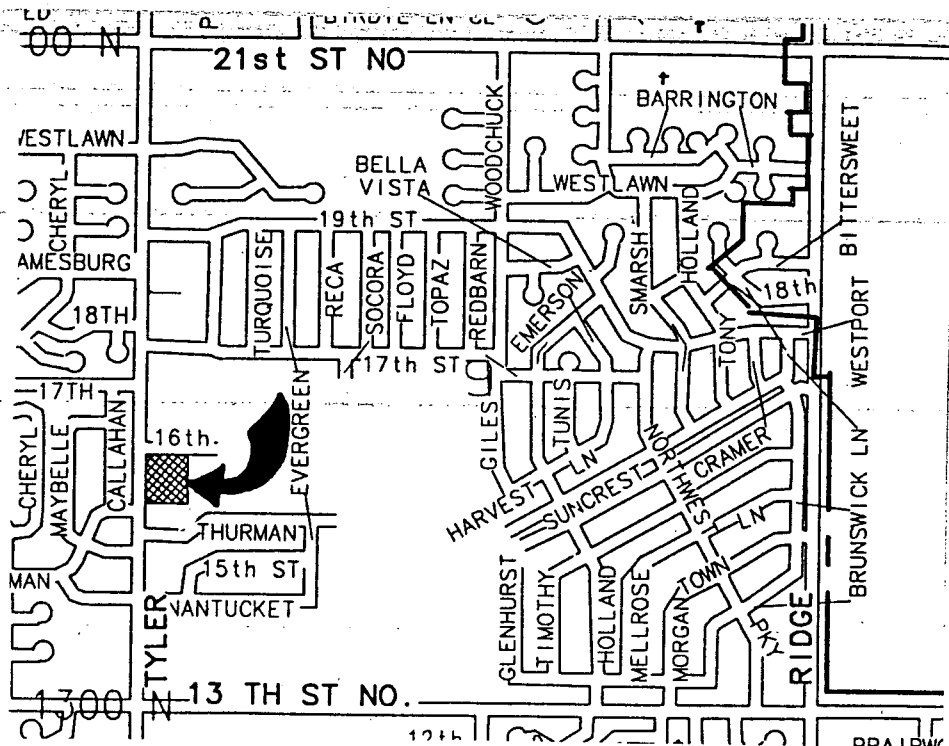
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.06 Acres

CURRENT ZONING: "A" Two Family Dwelling

VICINITY MAP:



NOTE: This site is located in a developed area with sanitary sewer and water directly available. Sixteenth (16th) Street North, however, has not been installed. This replat will result in the termination of Robin at the south line of the site. As indicated by the plat's name, the site is intended for a fire station. The present zoning and existing plat (Northwest Village 4th) were intended for "A" two family development.

STAFF COMMENTS:

- A. The applicant shall provide for the paving of 16th Street North adjacent to the north line of the plat. The applicant shall also provide a proper turn around for Robin at the south line of the plat.
- B. On the final plat tracing, the face of the plat shall delete the word "complete" from the access control shown to Tyler Road since an opening is being provided. And since complete access control is being dedicated to Robin, the plat's text shall also note this dedication.
- C. On the final plat tracing 16th St. North and the indicated right-of-way shall be properly indicated. The position of the center line (C/L) of 16th Street North should be properly located and shown with a 32 foot half street right-of-way, or if all of the street's right-of-way is shown, the C/L should be deleted and the street name centered within the 64 foot right-of-way.
- D. The applicant's surveyor is reminded that a title binder is to be submitted at the time that a final plat is filed. The binder shall be submitted before or with the final plat tracing.
- 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. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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.



PROJECT: Fire Station 16

PROJECT NO: _____ DATE: 09/25/91

**MID-KANSAS ENGINEERING
CONSULTANTS, INC.**
3500 N. Rock Road, #800
Wichita, KS 67226
316-636-5566

TO: Suzanne Spring
City of Wichita
455 N. Main, 7th Floor
Wichita, KS 67202

Here is the mylar tracing of the final plat. It is being submitted to you for the Mayor's signature. The petitions for street, water, and sewer still need to be prepared so this plat can be scheduled for Council approval. As stated by Vicky Huang, your department will prepare the petitions. A copy of the title binder is also needed.

A 1" = 20' topographic drawing (reproducible) has been submitted to the architect at his request. This is in addition to the 1" = 40' drawing originally requested. At this time we are waiting for a site plan from the architect. As soon we receive the site plan, we will complete the Drainage and Utility Plan.

Please call if you have any questions.

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

GA/vb

Enclosure

5-A1
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