

July 24, 1997

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

**CASE NUMBER:** S/D 97-53 FIRE STATION 18 ADDITION

**OWNER/APPLICANT:** The City of Wichita, C/O Dan Grohn, 8th Floor, City Hall,  
455 N. Main, Wichita, KS phone: 268-4119

**SURVEYOR/ENGINEER:** PEC, C/O Gary Wiley, 303 S. Topeka,  
Wichita, KS, 67202 Phone: 262-2691

**LOCATION:** East of Webb Road, south of K-96

**SITE SIZE:** .8 acre

**NUMBER OF LOTS**

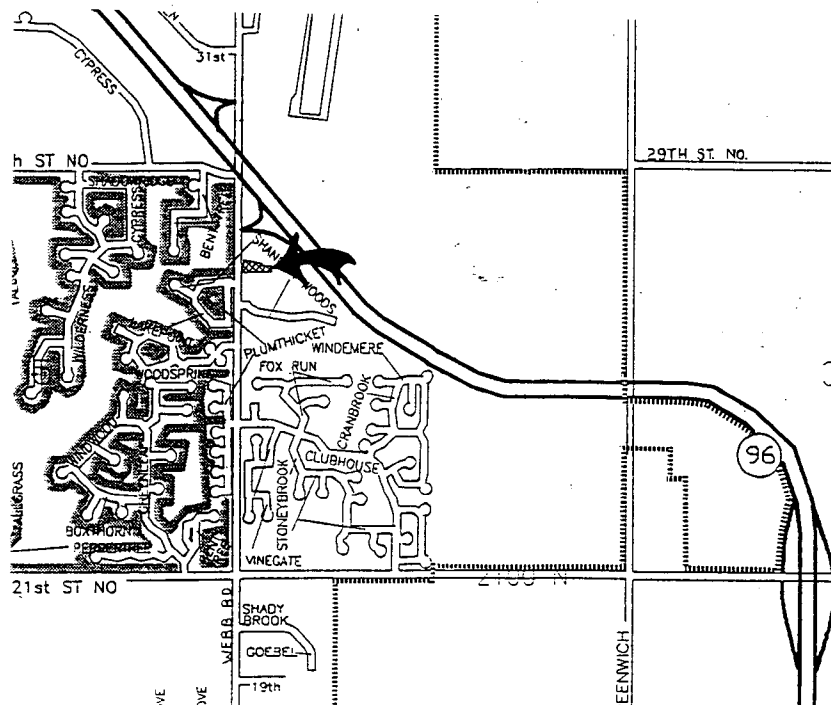
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** .8 acre

**CURRENT ZONING:** "SF-6", Single-Family

**PROPOSED ZONING:** "SF-6", Single-Family

**VICINITY MAP:**



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being created.
- B. The applicant shall guarantee the extension of Wichita water service to serve the lots being created.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- E. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- 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. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

- K. Engineering needs to comment on the need, if any, for improvements to Webb Road.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Council.
- N. Traffic Engineering needs to comment on the adequacy of access control to Webb Road.