

S/D No.: 87-39 Name: YOUNGER'S ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: On the south side of K-42, in an area north of 79th Street South.

Owner: Younger's and Son Manufacturing Co., Inc., 19223 K-42, Viola, KS 67149
Surveyor/Engineer: D.L. Winfrey, Route #1, Goddard, KS 67052

1. Gross Acreage of Plat: 5.0
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 5.0 Acres
 4. Existing Zoning: "R"
 5. Proposed Zoning: "E" (SCZ-0582)
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STAFF COMMENTS:

NOTE: The applicant has filed an associated County zone change application (SCZ-0582) requesting "R" (rural residential) to "E" (light industrial zoning).

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- 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. On the final plat tracing, a 35-foot building setback shall be indicated from the southerly line of K-42 Highway.
- E. On the final plat tracing, "access control except for two openings" shall be dedicated to K-42 Highway across the north line of the plat. This access control shall be indicated on the face of the plat and appropriately referenced in the plat's text. The following wording for the plat's text is recommended; "Complete access control to K-42 Highway across the northerly line of the plat is hereby dedicated to Sedgwick County, provided, however, that the property being platted shall have access to K-42 Highway at two points to be determined by the County Engineer".
- F. On the final plat tracing, the designation of which portion of this property is encumbered by a mortgage shall be removed from the face of the plat.
- G. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- H. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- I. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.

- J. On the final plat tracing, the point of beginning for the plat's legal description shall be labeled on the face of the plat along with a dimension provided to the plat's tie point (W $\frac{1}{4}$ Cor., Section 5, Township 29 South, Range 2 West).
- K. Approval of this final plat is subject to approval of the applicant's associated zone case (SCZ-0582).
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. 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 guarantees or easements needed with the platting of this property?
- P. 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.