

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 10.**

**February 5, 1998**

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

**CASE NUMBER:** S/D 98-6 - J.W. RUSSELL 2ND ADDITION

**OWNER/APPLICANT:** Jay Russell (Contract Purchaser),  
12602 W. 13th, Wichita, KS 67235

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

**LOCATION:** North of Harry, West side of Tyler Road

**SITE SIZE:** 9.5 acres

**NUMBER OF LOTS**

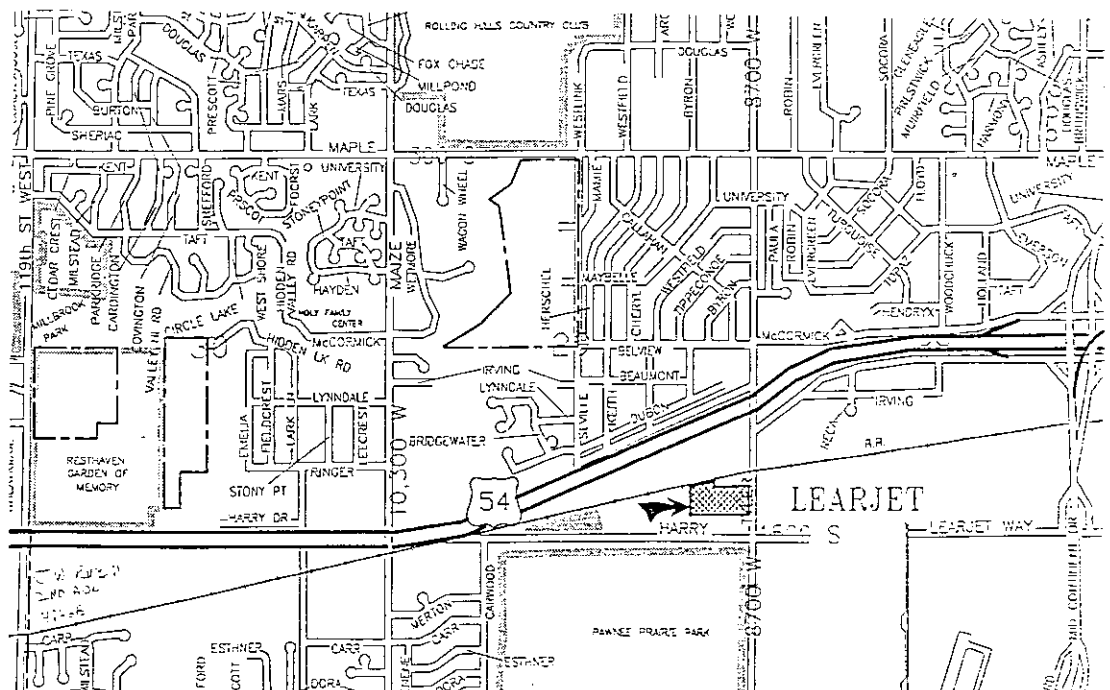
Residential:  
Office:  
Commercial:  
Industrial: 8  
Total: 8

**MINIMUM LOT AREA:** 32,382 square feet

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for City water and sanitary sewer services for this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. <sup>Plan</sup>Traffic Engineering needs to comment on the need, if any, for improvements to Tyler Road. The centerline of Tyler Road should be indicated by "CL".
- E. The final plat tracing should note that the access controls are being dedicated to the City of Wichita.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The legal description in the plattor's text should be revised to reflect a distance of 99.97 feet along the northern line of lot 3.
- H. The setback is denoted as 25 feet for the lots at the terminus of the cul-de-sac whereas the measured distance is 20 feet.
- I. City Fire Department needs to comment on the acceptability of the length of the cul-de-sac - 715 feet - which exceeds the 600 feet maximum required by the Subdivision Regulations.
- J. The applicant shall guarantee the paving of the proposed interior street.
- K. City Fire Department needs to comment on the plat's street name.
- L. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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. (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.)

- N. 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.
- O. 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 (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The final plat tracing shall reference a tie point to the section corner.