

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12.

July 9, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-71 - MADISON 2ND ADDITION

OWNER/APPLICANT: Jack Pearce, P.O. Box 780005, Wichita, KS 67278

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main,
Wichita, KS 67203

LOCATION: South side of Central Avenue, East of Woodlawn Avenue

SITE SIZE: .61 acres

NUMBER OF LOTS

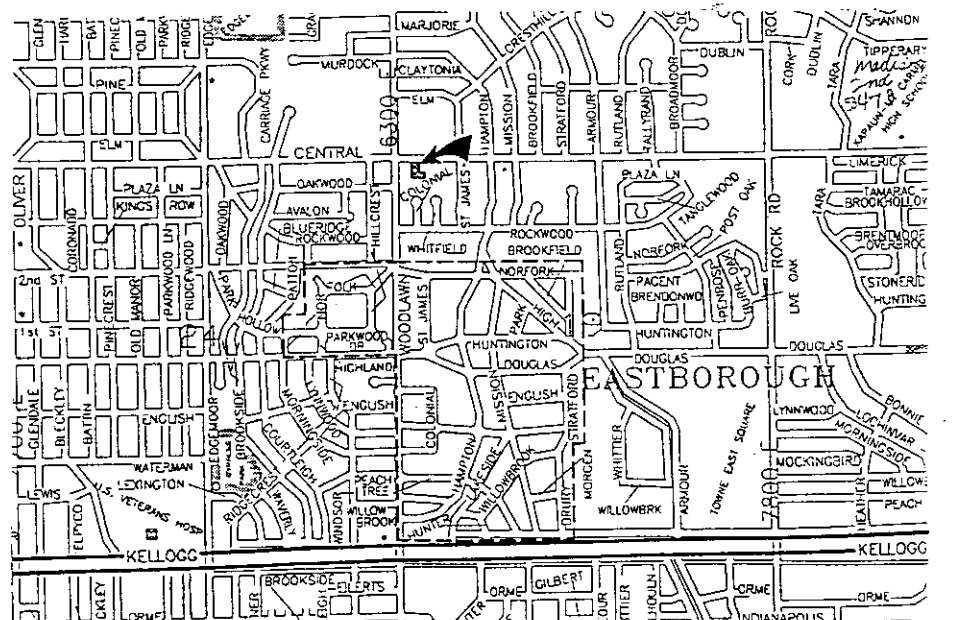
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	2

MINIMUM LOT AREA: 26,655 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 2 of the Madison Addition. The existing parking area fronting Central has been excluded from this plat and therefore this lot has no direct frontage along Central.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- 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 plan.
- D. Although no direct access to Central is provided for the proposed lot, sufficient access is provided through the access easement across the adjoining lot. The Applicant shall submit to MAPD the cross-lot access easement provided by the adjoining property.
- E. The Madison Addition denotes "access control except one opening" along the site's frontage. This replat includes the dedication of complete access control along the west 66 feet of frontage, and an access opening along the east 15 feet of frontage. Since this plat does not include frontage along Central, access controls cannot be dedicated. The existing access controls pursuant to the Madison Addition should be denoted on this plat, and the reference to access controls in the plat's text should be eliminated.
- 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 must be revised to correspond with the land being platted. The bearings for the east-west line between the plat and the exception area should be identical to those in the legal description.
- H. City Engineering needs to comment on the need, if any, for improvements to Central.
- I. 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.)

- J. 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.
- K. 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.
- L. 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.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

BOUNDRY CLOSURE: MADISON 2ND ADDITION

North: 19925.049	East: 20225.000
Line Course: S 00-00-00 W	Length: 225.00
North: 19700.049	East: 20225.000
Line Course: N 89-59-15 E	Length: 169.00
North: 19700.086	East: 20394.000
Line Course: N 00-00-00 E	Length: 93.00
North: 19793.086	East: 20394.000
Line Course: N 90-00-00 W	Length: 89.00
North: 19793.086	East: 20305.000
Line Course: N 00-00-00 E	Length: 145.73
North: 19938.816	East: 20305.000
Line Course: S 75-57-07 W	Length: 56.70
North: 19925.053	East: 20249.996
Line Course: S 89-59-15 W	Length: 25.00
North: 19925.047	East: 20224.996

Perimeter: 803.43 Area: 26,655. sq.ft. 0.61 acres

Mapcheck Closure -; (Uses listed courses and chords)
Error Closure: 0.005 Course: S 68-15-16 W
Error North: -0.0017 East: -0.0042
Precision 1: 175,715.87