

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

March 21, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-14 - SEDGWICK COUNTY ANDALE YARD ADDITION

OWNER/APPLICANT: Nicholas & Emma Lies, P.O. Box 88, Andale, KS 67001

SURVEYOR/ENGINEER: Phil Dietrich, L.S. Sedgwick County BOPS, 1250 S. Seneca, Wichita, KS 67213

LOCATION: General Location: 1/2 mile South of 61st St. North on Highway K-296, east side of 247th W.

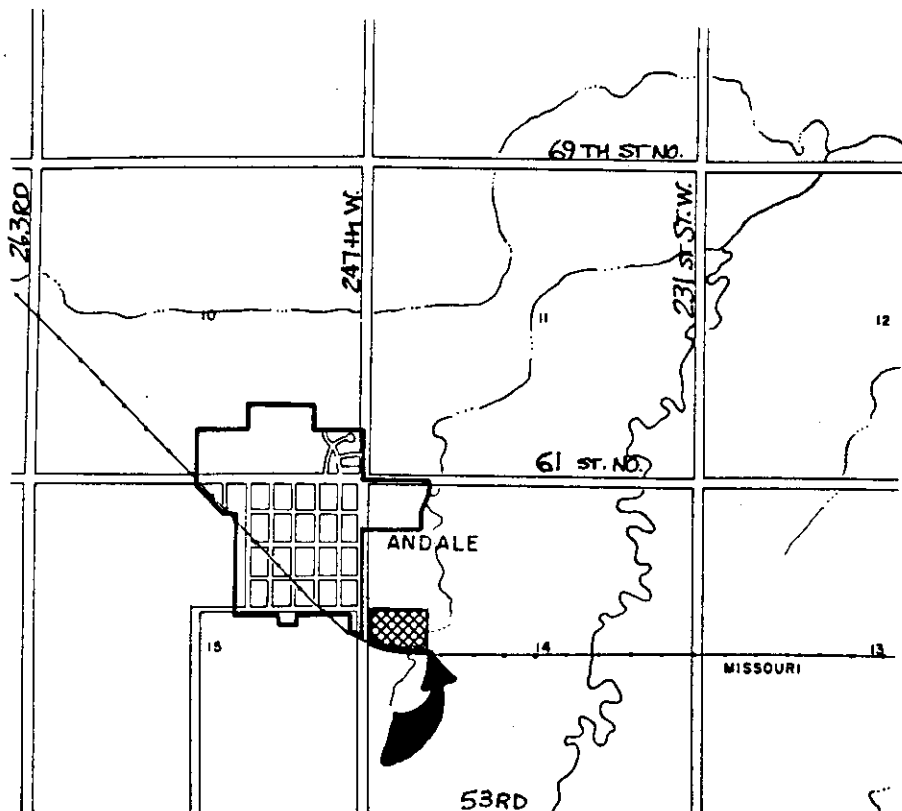
SITE SIZE: 14.14 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 13.6 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



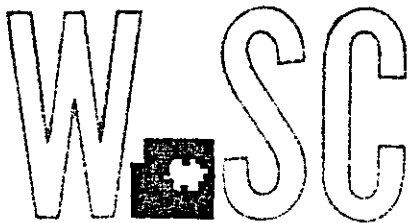
NOTE: This site is under consideration by the County for a maintenance yard site. The existing zoning is "E" light industrial.

STAFF COMMENTS:

- A. The applicant shall provide for any drainage improvements required for this site.
- B. 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.
- C. On the final plat, complete access control shall be indicated to Andale Road (K-296) for a distance of 150-feet north of the centerline of the Union Pacific Railroad tracks south of the plat.
- D. Since this plat involves the platting of a floodway, the plat-tor's text on the final plat shall reference the standard floodway language.
- E. If this plat requires the platting of a minimum building pad elevation, such elevation shall be referenced both on the face of the plat and in the plat-tor's text. It shall also be noted if the elevation involves the lowest floor or opening elevation. Also, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- F. On the face of the plat a building setback shall be indicated to Andale Road. Since this area is already encumbered by an easement, the setback should be set at the same distance feet, as is indicated for the Watershed Drainage Easement.
- G. On the final plat, the recording information for the Watershed District No. 9 Drainage Easement shall be indicated. A copy of this document shall also be submitted to Planning for the plat file.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to comment on the platting of minimum building pad elevations for this site and the adequacy of the floodway boundary.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 25, 1991

David C. Spears
Sedgwick County Kansas
1250 S. Seneca
Wichita, KS 67213

Re: S/D 91-14 (Preliminary Plat) Sedgwick County Andale Yard

Dear Mr. Spears:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall provide for any drainage improvements required for this site.
- B. 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, what standards are to be met for approval of on-site sewerage facilities and water wells, and any additional information that may be required such as projected sewer use levels and the proposed site layout. A memorandum shall be obtained specifying approval.
- C. On the final plat, complete access control shall be indicated to Andale Road (K-296) for a distance of 150-feet north of the centerline of the Union Pacific Railroad tracks south of the plat.
- D. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language.
- E. If this plat requires the platting of a minimum building pad elevation, such elevation shall be referenced both on the face of the plat and in the platting's text. It shall also be noted if the elevation involves the lowest floor or opening

elevation. Also, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

- F. On the face of the plat a building setback shall be indicated to Andale Road. Since this area is already encumbered by an easement, the setback should be set at the same distance feet, as is indicated for the Watershed Drainage Easement.
- G. On the final plat, the recording information for the Watershed District No. 9 Drainage Easement shall be indicated. A copy of this document shall also be submitted to Planning for the plat file.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Mr. & Mrs Nicholas Lies, P.O. Box 88, Andale, KS 67001
Phil Dietrick, L.S. Sedgwick County BOPS, 1250 S. Seneca,
Wichita, KS 67213
Andale Planning Commission, City Bldg. 304 N. Maint St.,
Andale KS 67001
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

April 18, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/21/91)

CASE NUMBER: S/D 91-14 - SEDGWICK COUNTY ANDALE YARD ADDITION

OWNER/APPLICANT: Nicholas & Emma Lies, P.O. Box 88, Andale, KS 67001

SURVEYOR/ENGINEER: Phil Dietrich, L.S. Sedgwick County BOPS, 1250 S. Seneca, Wichita, KS 67213

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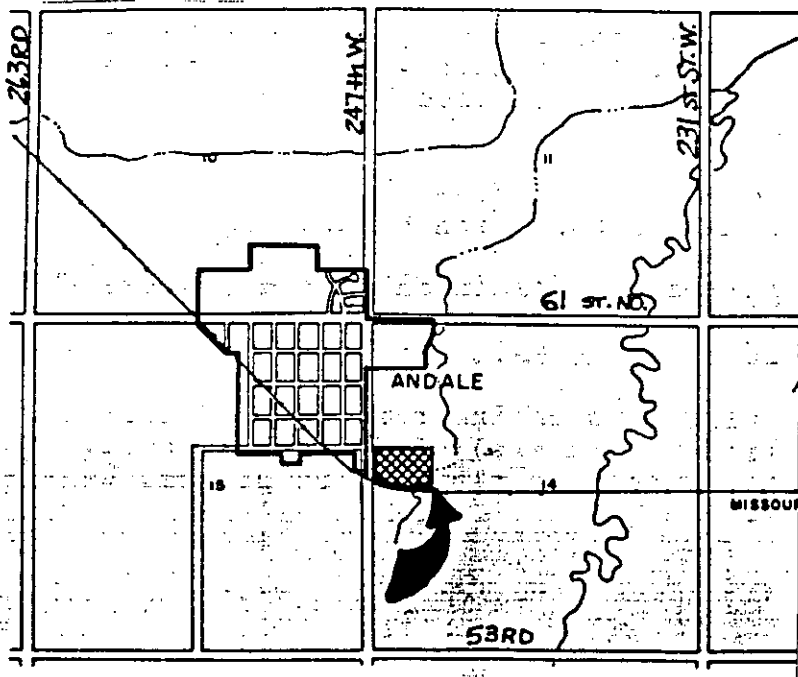
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CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



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STAFF COMMENTS:

- A. The applicant shall provide for any drainage improvements required for this site.
- B. 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, what standards are to be met for approval of on-site sewerage facilities and water wells, and any additional information that may be required such as projected sewer use levels and the proposed site layout. A memorandum shall be obtained specifying approval.
- B. Since this plat requires the platting of a minimum building pad elevation, such elevation shall be referenced in the plat's text. Also, the face of the plat shall reference the minimum building pads as Mean Sea Level.
- C. On the final plat, the recording information for the Watershed District No. 9 Drainage Easement shall be indicated. A copy of this document shall also be submitted to Planning for the plat file.
- D. 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.
- E. 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.
- F. Perimeter^o closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.