

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

February 6, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-7 - MODS ADDITION

OWNER/APPLICANT: Patricia L. Salsgiver, c/o Max Ogden, 1756 S. 151st Street West,
WICHITA, KS 67052

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

LOCATION: South of Kellogg and east of 151st Street West

SITE SIZE: 4.4 Acres

NUMBER OF LOTS

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

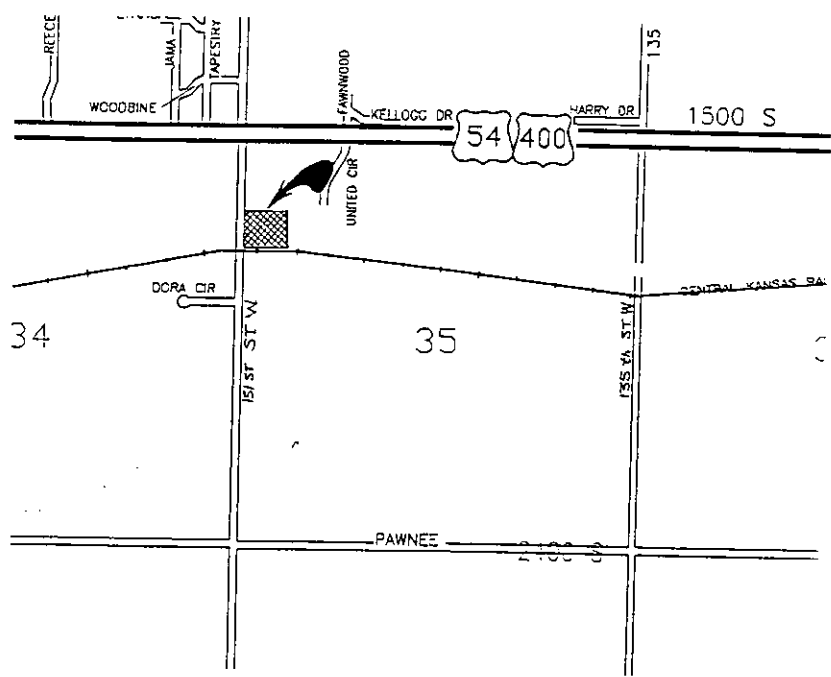
MINIMUM LOT AREA: 4.4 Acres

CURRENT ZONING: "LI"

PROPOSED ZONING:

*City
No Sewer*

VICINITY MAP:



NOTE: Although this site is already developed with an existing use, platting is being pursued to apparently allow for an expansion of this existing use. Water to this site appears to be from the City of Goddard, while sanitary sewer is through County sewer lines that are actually tied into the City of Wichita's sewer system. Various right-of-way agreements are shown on this site, with an 80-foot easement along the south line which may have been acquired for a frontage or drive type Road along the adjacent Railroad tracks. No such road has, however, been provided anywhere else along these Railroad tracks.

STAFF COMMENTS:

- A. City and/or County Engineering need to indicate any requirements in regard to sanitary sewer or water. That is, are any improvements needing to be guaranteed or are existing services acceptable.
- In regard to services from Goddard, i.e., the applicant shall submit a letter from Goddard indicating if any requirements need to be satisfied for the use of Goddard water.
- B. County Engineering needs to indicate any requirements for the paving of 151st Street West, adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat is apparently dedicating 20-feet of right-of-way for 151st Street West, the platting text shall note the dedication of street to and for the use of the public.
- F. The applicant is advised that if any drainage from this site is to the A.T.&S.F. right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- G. The applicant is advised that only public reservations can be vacated and/or replatted by a plat. If the right-of-way agreement along the end line of this plat is for some reason a private agreement, it cannot be eradicated by the plat.
- H. County and/or City Engineering need to indicate if sufficient easement exists along this site's east line for the indicated public sewer line at that location.
- I. Before this plat will be released for County Commission review, proof shall be provided that 1996 property taxes have been paid. The plat binder indicates that \$10,104 is outstanding on this site.
- J. 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.)

- K. 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.
 - 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. 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 and/or County Commission.
 - O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- Note: This plat has been submitted in final form only.

 L001

1			N	5000.000	E	5000.000	S	0+00
2	SOUTH	446.850						
	N 85-19'45.0"W	341.730	N	4553.150	E	5000.000	S	4+46.850
FC1			N	4580.977	E	4659.405	S	7+88.580
	R = 3735.450	L = 206.417		DEL = - 03-09'58.0"				
	T = 103.235	LC = 206.391		N 86-54'44.0"W				
PT1			N	4592.095	E	4453.313	S	9+94.997
6	NORTH	404.890						
	N 89-41'02.4"E	546.695	N	4996.985	E	4453.313	S	13+99.887
1			N	5000.000	E	5000.000	S	19+46.582
LENGTH=	1946.582	AREA=		231647.042 SF				5.318 ACRES

CLOSURE - MODS ADDITION