

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 15.

February 19, 1998

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

CASE NUMBER: S/D 98-7 - WSM PROPERTIES ADDITION

OWNER/APPLICANT: WSM Properties, 1030 N. Washington, Wichita, KS 67202

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

LOCATION: South side of Harry Street, West side of Sheriden

SITE SIZE: 7.35 acres

NUMBER OF LOTS

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

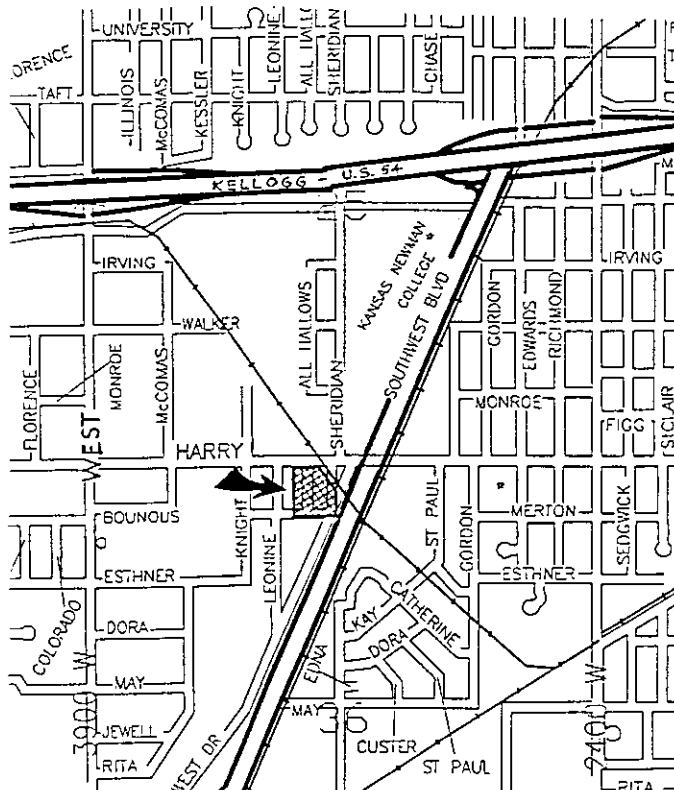
*Relocation of SS
or Show 20' easement
2' Alley R/W*

MINIMUM LOT AREA: 6.91 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of small (2,000 to 3,500 sq. ft) lots and two vacated alleys in the Isabella Addition and the Isabella 2nd Addition. An industrial building currently exists on the site. Seven access openings currently exist on the site; five along Sheridan and two along Harry.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any guarantees are required to serve 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 plan.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The final plat shall reference a tie point to a section corner.
- F. The MAPC Chair should be revised to read Richard E. Lopez.
- G. **Traffic Engineering** needs to comment on the need, if any, for improvements to Harry or Sheridan. **Traffic Engineering** also needs to comment on the need for access controls along Sheridan or Harry. Five driveway openings within 460 feet of frontage along Sheridan and two openings within 350 feet of frontage along Harry currently exists on the site. The applicant shall guarantee the closure of any opening located in an area of complete access control.
- H. The applicant is reminded that a platting binder is required with the final plat tracing.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (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 any additional utility easements to be platted on this property.
- P. 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.

BOUNDARY CLOSURE: WSM PROPERTIES ADDITION

North:	19340.000	East:	19967.728
Line Course:	N 90-00-00 W	Length:	493.00
	North: 19340.000		East: 19474.728
Line Course:	N 00-11-50 E	Length:	630.00
	North: 19969.996		East: 19476.897
Line Course:	S 90-00-00 E	Length:	140.00
	North: 19969.996		East: 19616.897
Line Course:	S 00-11-50 W	Length:	20.00
	North: 19949.996		East: 19616.828
Line Course:	S 90-00-00 E	Length:	60.00
	North: 19949.996		East: 19676.828
Line Course:	N 00-11-50 E	Length:	20.00
	North: 19969.996		East: 19676.897
Line Course:	S 90-00-00 E	Length:	143.96
	North: 19969.996		East: 19820.857
Line Course:	S 36-31-59 E	Length:	249.21
	North: 19769.753		East: 19969.208
Line Course:	S 00-11-50 W	Length:	429.76
	North: 19339.995		East: 19967.729

Perimeter: 2185.94 Area: 294,470 sq.ft. 6.76 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure:	0.005	Course:	S 07-05-57 E
Error North:	-0.0048	East:	0.0006
Precision 1:	451,933.44		