

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 20
December 10, 1998**

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

CASE NUMBER: S/D 98-111 - WACO TOWNSHIP ADDITION

OWNER/APPLICANT: Waco Township, 10223 W. 39th, Wichita, KS 67215

SURVEYOR/ENGINEER: Abbott Surveys, 16418 W. 51st St. South, Clearwater, KS 67026

LOCATION: North side of 55th St. South, West side of Hoover

SITE SIZE: 5.6 acres

NUMBER OF LOTS

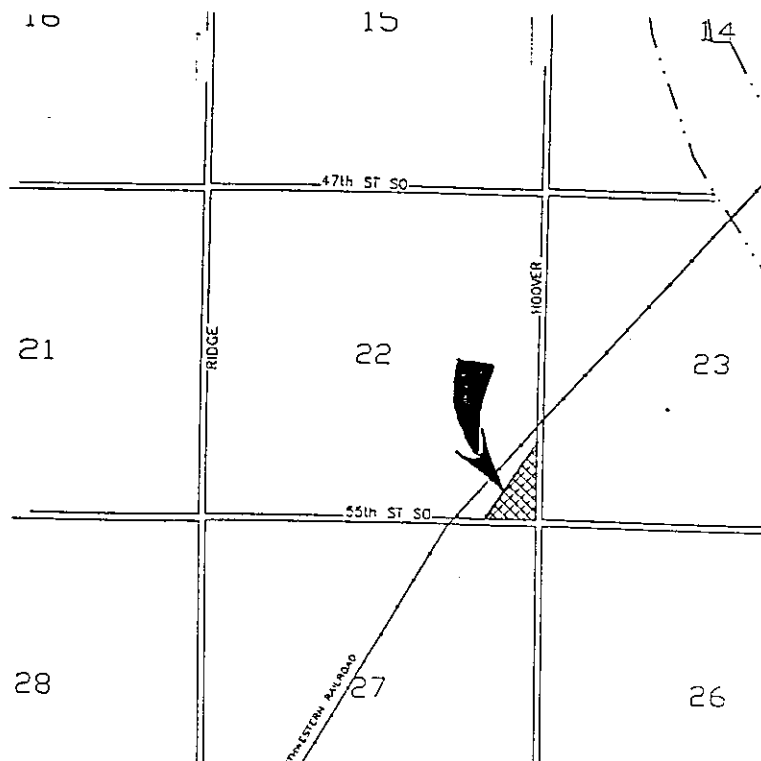
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.87 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. This site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. 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..
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat shall denote access controls along perimeter streets. Distances should be shown for all segments of access control. The dedication of access controls shall also be referenced in the plat's text. County Engineering shall comment on the need for complete access control from the railroad right-of-way and from the 60-ft right-of-way denoted along the southeastern portion of the plat.
- E. The dedication of additional right-of-way for adjoining streets should be referenced in the plat's text.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing must correlate with those in the legal description.

- I. The MAPC signature block needs to be revised to read, "William M. Johnson, Chairman" and "Marvin S. Krout, Secretary".
- J. The County Commissioners certification needs to be added along with the names of the five Commissioners.
- K. Since the site is within three miles of the City Limits of Wichita, the City Council signature block needs to be included containing the signatures of the City Clerk and Mayor.
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- 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. 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.

- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

ABBOTT SURVEYS, PLANNING, and CIVIL DESIGN
 16418 W. 51st. St. So.
 Clearwater, Kansas 67026
 Telephone and FAX: (316) 545-7097

Closure Computations for WACO TOWNSHIP ADDITION

Pt. No.	N. Co-ord.	E. Co-ord.	Bearing	Distance
POB 1 S.E. Cor.	100.0000	100.0000		
A.P. 2	274.9986	100.6898	N 00 - 13' - 33" E	175.00'
A.P. 3	374.9754	126.0781	N 14 - 14' - 55" E	103.15'
A.P. 4 N.E. Cor.	896.6815	128.1091	N 00 - 13' - 23" E	521.71'
A.P. 5 S.W. Cor.	84.9988	-460.9578	S 35 - 44' - 48" W	1002.91'
A.P. 6	84.9988	-135.0478	S 90 - 00' - 00" E	325.91'
A.P. 7	99.9977	- 74.9924	N 75 - 58' - 38" E	61.90'
POB 1 S.E. Cor.	100.0000	100.0000	S 90 - 00' - 00" E	175.00'

