

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

September 4, 1997

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

CASE NUMBER:

S/D 97-61 REDBURN 2ND ADDITION

OWNER/APPLICANT:

Central Detroit Diesel-Allison, Inc., P.O. Box 1558,
Wichita, KS 67201-1558

SURVEYOR/ENGINEER:

P.E.C., PA, c/o Gary Wiley, 303 S. Topeka,
Wichita, KS 67202

LOCATION:

North of 29th St. N., and east of Ohio

SITE SIZE:

13.85 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

$\frac{1}{1}$

MINIMUM LOT AREA:

13.85 Acres

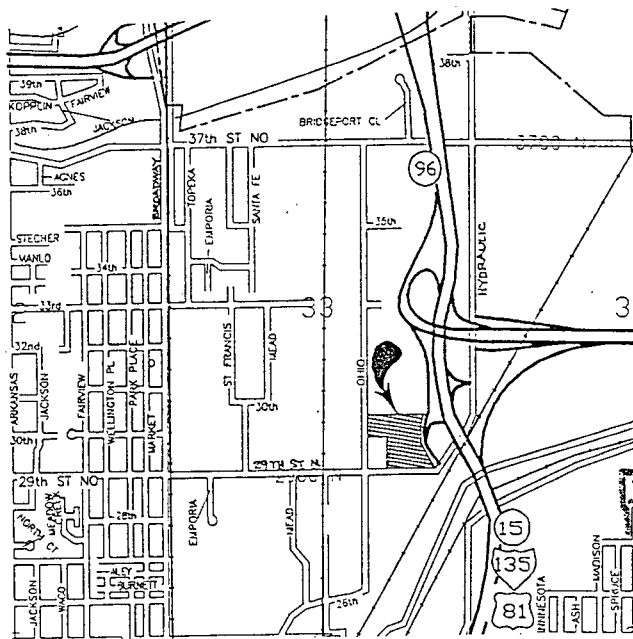
CURRENT ZONING:

"GI" (General Industrial)

PROPOSED ZONING:

"GI" (General Industrial)

VICINITY MAP



Note: This is a replat of a portion of land in Burlington Northern Industrial Center plat.

STAFF COMMENTS:

- A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required.
- B. City Engineering should be ready to comment on the applicant's drainage plan.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Traffic Engineering should be ready to comment on the number of permissible access points to Ohio Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. 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.)
- G. ~~In the plat binder, three (3) easements (two pipelines and one gas easement) are indicated by separate instruments. If these easements in any way impact (are located on) this site, such easements shall be shown, labeled, and recording information shown. If any of these are not on this site, the applicant's agent shall provide documentation showing that easements are off-site. Finally, the applicant's agent shall provide proof that utilities may be located adjacent to and within these easements. Any relocation, or lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.~~
- H. 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.

- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. The applicant's agent shall more clearly state the legal description text (i.e. beginning at a point on the east line of Ohio Street as platted in Burlington Northern Industrial Center 2nd Addition this point also being the NW corner of Lot 1, BNIC 2nd Addition).

* CLOSURE REDBURN 2ND. ADD. 10-23-97 (SCHEZ)
D A002

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*****  
A002          CLOSURE  
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1             N    92282.4490 E   41545.1790 S   0+00  
             S 89°11'24.0"W  813.4099 ft  
2             N    92270.9501 E   40731.8504 S   8+13.4099  
             N 01°19'26.0"W  369.9937 ft  
17            N    92640.8450 E   40723.3020 S  11+83.4036  
             S 89°10'55.6"W  300.0506 ft  
16            N    92636.5620 E   40423.2820 S  14+83.4542  
             N 01°19'31.6"W  349.9996 ft  
15            N    92986.4680 E   40415.1860 S  18+33.4538  
             N 89°11'23.5"E  1043.7843 ft  
14            N    93001.2260 E   41458.8660 S  28+77.2381  
             S 22°50'59.5"W  232.6859 ft  
13            N    92786.8000 E   41368.5100 S  31+09.9240  
             S 01°13'25.0"E  244.3997 ft  
12            N    92542.4560 E   41373.7290 S  33+54.3237  
             S 33°24'03.9"E  311.4462 ft  
1             N    92282.4490 E   41545.1790 S  36+65.7700  
LENGTH=     3665.7700 ft AREA=         603523.8 sf      13.8550 Acres
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