

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

October 5, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-68 E.M.S. 1ST ADDITION

OWNER/APPLICANT: Sedgwick County, Kansas, Attn: Sandy Roberts, 510 N. Main - Suite 502,
Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita,
KS 67203

LOCATION: Southeast corner of K-96 N.E. Expressway and Hillside

SITE SIZE: 3.46 Acres

NUMBER OF LOTS

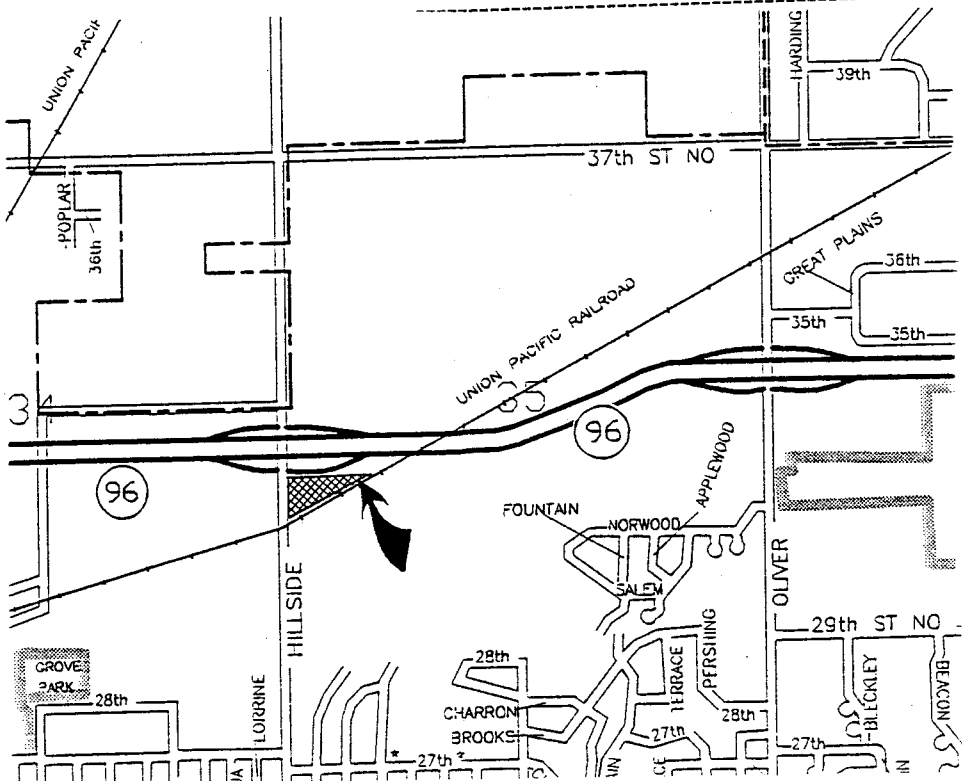
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 130,563 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



Note: Although this plat is being shown as being under the ownership presently of Koch Industries, as implied by the plat's name, the site is being platted for development of a County Emergency Medical Service facility. The site is within Wichita's City Limits and municipal services appear to be available to the site.

STAFF COMMENTS:

- A. If necessary, the applicant shall make arrangements for the extension of municipal sanitary sewer and water directly to the site.
- B. The applicant shall provide for any required drainage improvements needed to serve this site.
- C. **City Engineering** needs to indicate if this site has any special requirements in regard to drainage from or to the adjacent Highway and/or railroad rights-of-way. That is, are any agreements needed or is this site already draining to an accepted drainage way.
- D. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to such a review and any relevant conditions found by such a review.
- E. 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.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from **City 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.