

S/D No.: 87-76 Name: R.E. BOXBERGER'S FINAL EDITION

Preliminary Approved:  
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: Northwest corner of Tracy and Kellogg.  
Owner: Kansas Department of Transportation, c/o Steve Potucek, City Hall  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.45
  2. Number of Lots:  
Residential:  
Office:  
Commercial:  
Industrial: 2  
Total: 2
  3. Minimum Lot Area: 50,409 Sq. Ft.
  4. Existing Zoning: "E" and "AA"
  5. Proposed Zoning: "E" and "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. The applicant shall guarantee the extension of City water to serve Lot 1.
- 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 Lot 2 is presently zoned "AA" (single-family), and further, since continuation of this zoning district classification is inappropriate for this property, this plat is approved subject to the applicant gaining approval of a zone change case to a more suitable zoning district classification.
- F. The final plat shall indicate the amount of half-street right-of-way existing for Tracy, Kellogg Drive and U.S. Highway 54 adjacent to this property. The centerlines of these streets shall be labeled and the condemnation case number data for U.S. 54 right-of-way indicated.
- G. "Complete access control" shall be indicated on the final plat across the south line of Lot 2, to U.S. Highway 54. This complete access control shall be extended north along the west and east lines of Lot 2, to the south lines of the driveways to Kellogg Drive and Tracy.
- H. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
- I. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The representative from the City Engineer's Office should be prepared to comment on the need for additional right-of-way for adjacent U.S. 54 Highway.