

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

August 24, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-52 - COLISEUM BOOSTER PUMP STATION WEST

OWNER/APPLICANT: Sedgwick County Board of Commissioners

SURVEYOR/ENGINEER: Wilson & Company

LOCATION: East side of Hydraulic in an area south of 69th Street North.

SITE SIZE: .38 acres

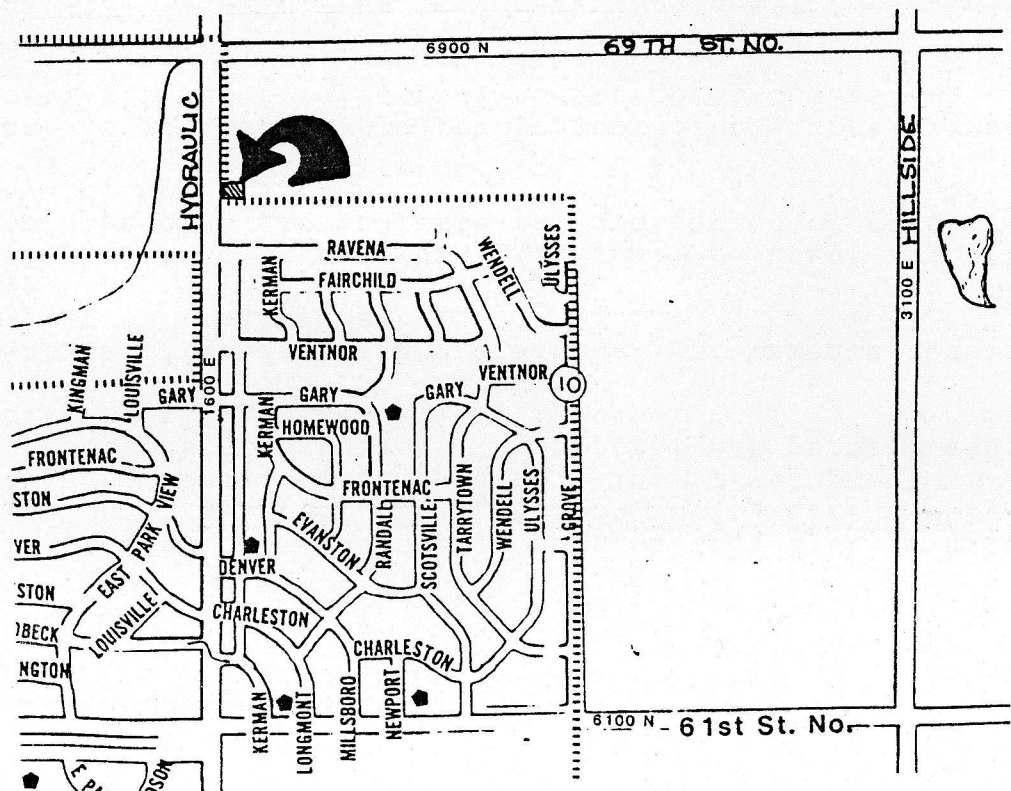
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11,000 sq. ft.

CURRENT ZONING: "R" Rural Residential (DR 89-7)

VICINITY MAP:



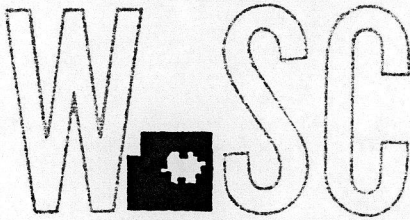
STAFF COMMENTS:

NOTE: A special use permit has been approved for this site to allow for construction of a booster pump station for a water supply line to serve the Kansas Coliseum area. This development will involve no habitable structures. The special use permit requires that this site be platted by May 10, 1990.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. On the final plat tracing a dashed line shall be used, along the north line of the plat, to indicate the dedication of street right-of-way for Hydraulic.
- C. The applicant is advised that a requirement of the special use permit is that utilities (electric) are to be installed underground.
- D. On the final plat tracing, the plattor's text shall indicate the dedication of access control except for one opening, being established to Hydraulic. The text shall further indicate that County Engineering is to approve the location of the opening. Also the minimum pad elevation, as required for this site, shall also be referenced in the plattor's text.
- E. 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.
- 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.
- 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 the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Specifically, Southwestern Bell needs to indicate if a utility easement is necessary at the southeast corner of this plat.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if a minimum building pad elevation is required for this site and if so, whether the 1354.0 elevation is correct.

Note: This plat has been submitted in final form only.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 25, 1989

Mr. Steve E. Roberts, RLS
218 N. Waco
Wichita, KS 67202

Re: S/D 89-52 - COLISEUM BOOSTER PUMP

Dear Mr. Roberts:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. On the final plat tracing a dashed line shall be used, along the north line of the plat, to indicate the dedication of street right-of-way for Hydraulic.
- B. The applicant is advised that a requirement of the special use permit is that utilities (electric) are to be installed underground.
- C. On the final plat tracing, the plattor's text shall indicate the dedication of access control except for one opening, being established to Hydraulic. The text shall further indicate that County Engineering is to approve the location of the opening. Also the minimum pad elevation, as required for this site, shall also be referenced in the plattor's text.
- D. The applicant shall contact the Wichita Water Department (Dick McClintock 268-4217) in regard to information that may be required concerning the development indicated for this plat.
- E. 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.

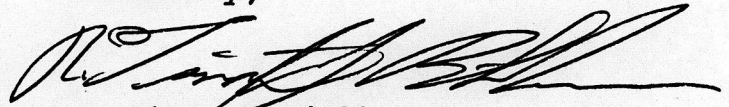
S/D 89-52 Coliseum Booster Pump
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- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Perimeter closure computations 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.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 31, 1989. If you have any questions concerning this matter, please call.

Sincerely,



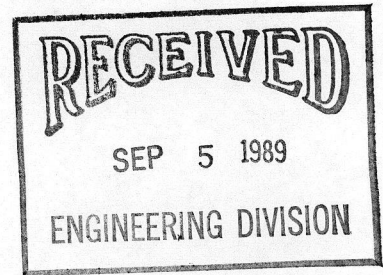
R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Leonard Biggs, City Administrator Park City, 6125 N.
Hydraulic, Wichita, KS 67219
Billy Q. McCray, County Commissioner
David Bayouth, County Commissioner
Bernard A. Hentzen, County Commissioner
Mark Schroeder, County Commissioner
Paul W. Hancock, County Commissioner
Kim Dewey, County Manager
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer
Dick McClintock, Water Department

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 1, 1989

Mr. Steve E. Roberts, RLS
218 N. Waco
Wichita, KS 67202

Re: S/D 89-52 - COLISEUM BOOSTER PUMP

Dear Mr. Roberts:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 25, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:svm

S/D 89-52 Coliseum Booster
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cc: Leonard Biggs, City Administrator Park City, 6125 N.
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Mark Schroeder, County Commissioner
Paul W. Hancock, County Commissioner
Kim Dewey, County Manager
Jim Weber, County Engineer
Ron Worley, County Public Works
Dick McClintock, Water Department
Mike Lindebak, City Engineer



**WILSON
& COMPANY**

FROM: S. Roberts
TO: _____

DATE: 9-13-89 FILE _____

SUBJECT: CALCULATIONS
FOR BOOSTER PUMP
STATION PLAT

XROM "TRAV"
DSP BRG? Y RUN
DSP L/D? N RUN
N1=? 2,326.3100 RUN
E1=? 1,000.0000 RUN
N1=2,326.3100 SW/C
E1=1,000.0000 ADD.

0.0000 XEQ B
QD=? 1.0000 RUN
N 0.0000 E 110.0000 XEQ D
HD=110.0000
N2=2,436.3100 NW/C
E2=1,000.0000 ADD.

89.5256 XEQ C
N 89.5256 E 150.0000 XEQ D
HD=150.0000
N3=2,436.6183 NE/C
E3=1,149.9997 ADD.

-89.5256 XEQ C
S 0.0000 W 110.0000 XEQ D
HD=110.0000
N4=2,326.6183 SE/C
E4=1,149.9997 ADD.

-90.0704 XEQ C
S 89.5256 W 150.0000 XEQ D
HD=150.0000

N5=2,326.3100 SW/C
E5=1,000.0000 ADD.

XEQ E
ΣHD=520.0000
AREA=16,499.9651 → 0.38 ACRES
N CORR=? 2,326.3100 RUN
E CORR=? 1,000.0000 RUN
CLOSURE
N 0.0000 E
HD=4.2200E-8
N6=2,326.3100
E6=1,000.0000