

# SEDGWICK COUNTY



**METROPOLITAN AREA PLANNING  
DEPARTMENT**

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

April 14, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

**FILE COPY**

Re: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 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 Board of City Commissioners 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 plat.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:sm

cc: Jim Weber, County Engineer  
Ron Worley, County Public Works  
Mike Lindebak, City Engineer

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- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

April 13, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 1/12/89)

CASE NUMBER: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

OWNER/APPLICANT: Board of Sedgwick County Commissioners, Sedgwick County, Kansas

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Webb Road, north of Pawnee

SITE SIZE: 20 acres

NUMBER OF LOTS  
Residential/Commercial: 1  
Office:  
Industrial:  
Total: 1

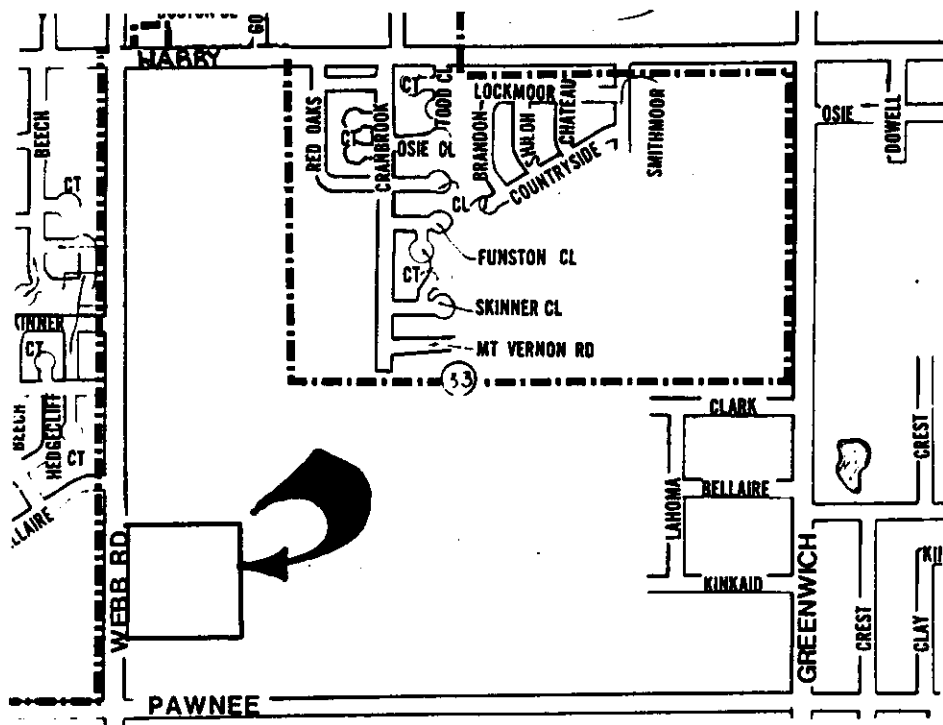
MINIMUM LOT AREA: 19 Acres

CURRENT ZONING: "R-1" north 2/3 and "LC" south 1/3 Suburban Residential and Light Commercial

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VICINITY MAP:



NOTE: Revised Comments for Sedgwick County East Yard Addition from Subdivision Committee Meeting April 6, 1989, as deferred and requested by MAPC at its March 30, 1989 Meeting. Condition B is revised as indicated below.

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. The County Health Department shall continue to monitor runoff from this site, particularly following the construction of the salt storage facility, to determine if harmful emissions of salt or other contaminants are occurring. If any such emissions or discharges are detected, the Health Department shall inform the Subdivision Committee and indicate what remedial actions it considers appropriate for eliminating these problems. The applicant shall agree to take any reasonable actions found necessary to correct such problems.
- C. The preliminary plat shows a "Beech Aircraft Corporation Pipeline" adjacent to the west line and within the boundary of this plat. On the final plat tracing, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
- D. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall show the Register of Deeds (film and page) recording information for the Southwestern Bell easement on this property.
- G. 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.

