



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 30, 1991

Greg Allison
Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 91-43 (Final Plat) Fire Station 16 Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 1991, 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 September 23, 1991.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

FILE COPY

RECOMMENDATION: Approve the request, subject to the following conditions:

- A. The final plat may be platted into two (2) lots.
- B. The applicant shall guarantee the paving of 16th Street North adjacent to the north line of the plat. The applicant shall also provide a proper turnaround for Robin at the south line of the plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the face of the plat shall delete the word "complete" from the access control shown to Tyler Road. One opening to the northern lot and two openings to the southern lot may be indicated. Since complete access control is being dedicated to Robin, the plat's text shall also note this dedication.
- F. On the final plat tracing, 16th Street North and the indicated right-of-way shall be properly indicated. The position of the center line (C/L) of 16th Street North should be properly located and shown with a 32-foot half-street right-of-way or, if all of the street's right-of-way is shown, the C/L should be deleted and the street name centered within the 64-foot right-of-way.
- G. The applicant's surveyor is reminded that a title binder is to be submitted at the time that a final plat is filed. The binder shall be submitted before or with the final plat tracing.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- K. Recording of the plat within 30 days after approval by the City Council.

September 26, 1991

STAFF REPORT
(Final Plat Approved 9/19/91)

CASE NUMBER: S/D 91-43 - FIRE STATION 16 ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North Rock Road, #800, Wichita, KS 67226

LOCATION: East side of Tyler Road south of 16th St. North

SITE SIZE: 3.06 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	2
Total:	2

MINIMUM LOT AREA: 3.06 Acres

CURRENT ZONING: "A" Two Family Dwelling

VICINITY MAP:

