

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 10, 1992

Armstrong Land Survey
1021 E. Waterman
Wichita, KS 67211

Re: S/D 92-34 - SOUTHERN KANSAS TELEPHONE 2nd ADDITION
(Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1992, 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 7, 1992.

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:rh

cc: Yvonne Coon, City Administrator, 129 East Ross Avenue, City
Hall, Clearwater, KS 67026
Southern Kansas Telephone, Inc., c/o Don Beintsen, Rt. 2, Box
47, Clearwater, KS 67026
Mike Lindebak, City Engineer

FILE COPY

- I. 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.
- 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.
- L. The representative from County Engineering has indicated no drainage plan was submitted. The Subdivision Committee recommended the plat not be scheduled for MAPC review until a drainage plan is approved. The County has now approved the drainage plan (9/1/92).
- M. Since 135th Street West is a F.A.S. road, 60 feet of right-of-way rather than 50 feet shall be indicated on the final plat tracing for this road.

METROPOLITAN AREA PLANNING COMMISSION

September 10, 1992

STAFF REPORT
(Final Plat Approved 8/6/92)

CASE NUMBER: S/D 92-34 - SOUTHERN KANSAS TELEPHONE 2ND ADDITION

OWNER/APPLICANT: Southern Kansas Telephone, Inc.

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Wichita, KS 67211

LOCATION: West of 135th Street West and south of 95th Street South

SITE SIZE: 5.4 acres

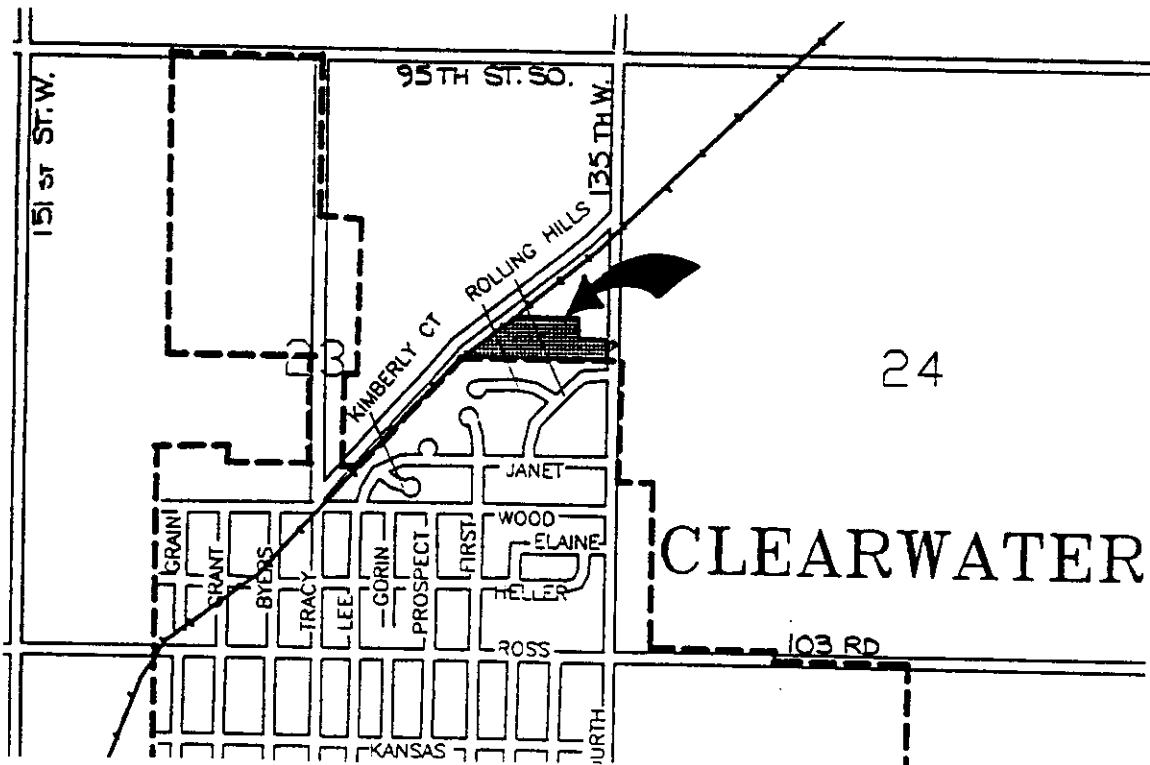
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



CLEARWATER

STAFF COMMENTS:

- A. Since Clearwater's sanitary sewer and water facilities are adjacent or reasonably available for use by this site, the applicant shall make arrangements with Clearwater for the extension of sanitary sewer and municipal water to this Addition. A letter shall be submitted, from the City of Clearwater, indicating that such satisfactory arrangements have been made.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If any of the site's drainage is to the railroad right-of-way to the west of the plat, a letter shall be provided from the railroad (Mo. & Pac.) indicating their willingness to receive such drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The setback along the south line of this plat is appropriate and is being provided to create a buffer between this site and the residential area immediately to the south.
- F. With regard to the access control shown for this site to 135th Street West, the following changes shall be made on the final plat tracing:
 - 1. The word "complete" should be deleted from the face of the plat since an opening is being allowed.
 - 2. The plattor's text should note that access control, except for 1-opening is being dedicated to 135th Street West across this site's east line. The text is now implying that complete access control is being dedicated.
- G. In terms of the signature blocks, the following changes shall be made to the final plat tracing;
 - 1. For the County Commission, the following order shall be indicated:
 - Betsy Gwin, Chair
 - Mark F. Schroeder, Chair Pro Tem
 - Paul W. Hancock, Commissioner
 - Bernard A. Hentzen, Commissioner
 - Billy Q. McCray, Commissioner
 - 2. The MAPC Chairman shall be Christopher J. Goebel.
- 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.

