

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING DEPARTMENT**

AGENDA ITEM NO. 7

October 14, 1993

**STAFF REPORT
(Final Plat, Preliminary Plat Approve 5/27/93)**

CASE NUMBER: S/D 93-29 - BRITTAIN INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Dewey Brittain, 2520 S. Sheridan, P. O. Box 17227,
Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

LOCATION: South of Pawnee and east of West Street

SITE SIZE: 9.25 Acres

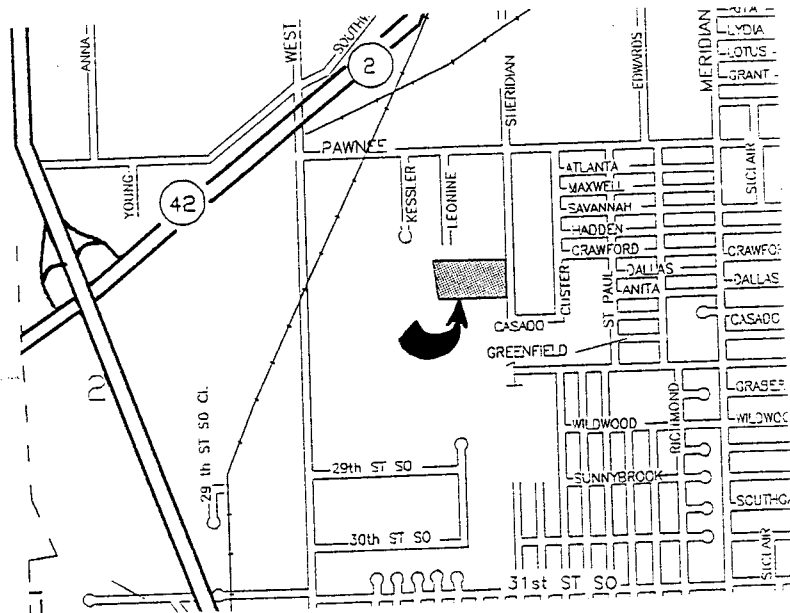
NUMBER OF LOTS:

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

MINIMUM LOT AREA: 9.25 Acres

CURRENT ZONING: "E"

VICINITY MAP:



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NOTE: This plat involves a replat of a portion of the Westport Industrial Park 6th Addition. The area now being platted into one (1) lot was originally platted as 6 lots located around a cul-de-sac street extending from Sheridan.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Provision shall be made for the ownership and maintenance of the proposed reserve. A covenant shall be submitted noting that the reserve will be owned and maintained by the owner of lot 1 of this addition. Since this reserve is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by a method similar to special assessments.
- D. Since Sheridan is not an arterial and the zoning either side of this street is light industrial, no access controls need to be dedicated. The final plat tracing shall; therefore, eliminate the references to access controls shown on the face of the plat and within the plattor's text.
- E. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid for this site. The platting binder is indicating that certain unpaid taxes may be due on this property.
- F. 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.
- G. 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.
- H. As indicated by the Sedgwick County Soil Conservation District, a portion of this site involves hydric (wetland) type soils and development may require approval in such areas by certain Federal Agencies (Army Corps Engineers).

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- 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.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. A temporary drainage easement, to the City, is noted in the platting binder. Engineering needs to indicate if this temporary easement is being adequately addressed by this replat.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

May 27, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-29 - BRITTAIN INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Dewey Brittain, 2520 S. Sheridan, P. O. Box 17227, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Pawnee and east of West Street

SITE SIZE: 9.25 Acres

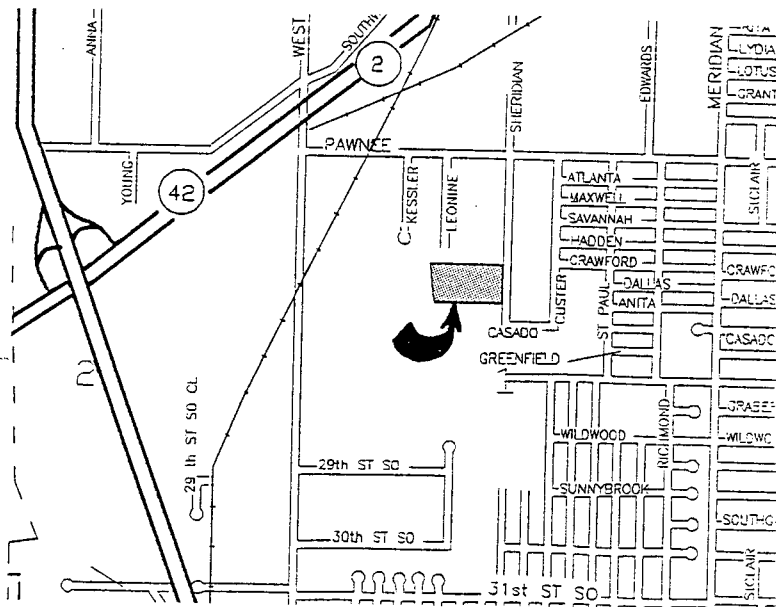
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.25 Acres

CURRENT ZONING: "E"

VICINITY MAP:



NOTE: This plat involves a replat of a portion of the Westport Industrial Park 6th Addition. The area now being platted into one (1) lot was originally platted as 6 lots located around a cul-de-sac street extending from Sheridan.

STAFF COMMENTS:

- A. City Engineering needs to indicate if new petitions need to be submitted for sanitary sewer, water and drainage improvements or if existing improvements or petitions are sufficient. If any projects need to be abandoned due to this replat, the applicant shall be responsible for any costs against such abandoned projects.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat, bearings shall be indicated for perimeter of this addition (lot lines).
- D. The final plat shall also indicate a tie point and the amount of street right-of-way available for Sheridan shall be shown.
- E. Since this replat is vacating street, easements, lots, etc., the final plat shall reference in the surveyors text, K.S.A. 12-512(b).
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.
- H. 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.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.