

Note: The site is located in the County adjacent to Wichita's City limits. A zone change (SCZ-0764) from LC, Limited Commercial and SF-20, Single-Family Residential to OW, Office Warehouse has been approved for this site subject to platting. The site is also subject to a Protective Overlay (P-O#39) addressing permitted uses, signs and landscaping.

STAFF COMMENTS:

- A. As the site adjoins Wichita's City limits, the Applicant shall submit a request for annexation.
- B. City Engineering needs to verify if any guarantees for municipal services or any easements are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The zone change was approved subject to conformance with a site plan which denoted one access opening along Hoover on the southern portion of the plat. The plat is not in conformance with the site plan, as it denotes one access opening along 21st St. North, and two openings along Hoover. Distances should be shown for all segments of access control.
- G. The platting text should reference the dedication of right-of-way for Hoover and 21st St. North.
- H. In addition to the pipeline easement platted on this site, the platting binder indicates there is another pipeline easement located on the property. The Applicant shall either obtain a release of the easement or denote its location on the final plat tracing.

- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

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- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.



SEDGWICK COUNTY, KANSAS

Public Works
1144 S. Seneca
Wichita, KS 67213-4443
(316) 383-7901
Fax: (316) 660-3191

FAX TRANSMISSION SHEET

TO: Vicki Huang FAX#: _____

City Engineer's Office DATE: 11-5-98

FROM: Jim Weber

SUBJECT: _____

TOTAL NUMBER OF PAGES (including this cover sheet) 2

ORIGINALS WILL: Follow by Mail
 Not Follow

MESSAGE: _____



SEDGWICK COUNTY PUBLIC WORKS

1144 S. SENECA
WICHITA, KANSAS 67213-4443
(316) 383-7901
FAX: (316) 263-9241

David C. Spears, P.E.
Director/County Engineer

TO: Neil Strahl, Senior Planner
Metropolitan Area Planning Department

FROM: James Weber, Director
Sewer Operations and Maintenance

DATE: November 5, 1998

SUBJ: Subdivision Items for November 5th

A representative of Public Works will not be able to attend the Subdivision Committee meeting today. Our comments on items important to the County are below.

Item 1: V-2132 This item was heard on October 22nd. Since that meeting, the applicant's agent has met on site with staff from this department. We have concluded that the sewer line lies 5 or 6 feet from the north line of the easement. The vacation of 2 feet of the easement would not allow the trench to clear the proposed addition to the home. We continue to recommend denial of the vacation.

Item 3: V-2136 Public Works has no objection to this vacation.

Item 5: S/D-98-84 We note that Four Mile Creek Impact Fees will be required with development of the property. We agree with Comment B as written, however, we request that a sanitary sewer layout plan be submitted.

Item 8: S/D-98-101 We request an opportunity to review the drainage plan for the plat if the City Engineer determines that runoff is to be directed to any County maintained road right of way. We suggest that access control be obtained along the railroad right of way to prevent direct access to Zoo Boulevard in the event that the railroad is abandoned in the future or the property attempts to obtain direct access through the railroad.

I would appreciate it if you would share the appropriate comments with the Committee on our behalf. I will fax a copy to the City Engineer so they will also be aware of our comments.

d a001
d a001

A001 CLOSURE

702		N	4980.0520	E	4999.8366	S	0+00
	N 89°22'29.0" W		149.778 ft				
302		N	4981.6865	E	4850.0678	S	1+49.78
	S 76°35'20.5" W		103.078 ft				
301		N	4957.7793	E	4749.8009	S	2+52.86
	N 89°22'29.0" W		175.000 ft				
300		N	4959.6890	E	4574.8114	S	4+27.86
	S 00°04'13.0" W		199.247 ft				
201		N	4760.4425	E	4574.5670	S	6+27.10
	S 22°53'39.9" E		23.986 ft				
7		N	4738.3462	E	4583.8983	S	6+51.09
	S 39°39'40.5" E		417.419 ft				
6		N	4417.0037	E	4850.3149	S	10+68.51
	S 03°56'02.5" E		111.103 ft				
5		N	4306.1628	E	4857.9374	S	11+79.61
	S 50°08'54.5" W		52.002 ft				
4		N	4272.8397	E	4818.0149	S	12+31.61
	S 39°48'08.6" E		282.263 ft				
703		N	4055.9893	E	4998.7032	S	15+13.88
	N 00°04'13.0" E		924.063 ft				
702		N	4980.0520	E	4999.8366	S	24+37.94
LENGTH=	2437.938 ft	AREA=	229725.9 sf			5.2738 Acres	

a p
a p