

S/D No.: 84-88 Name: P. C. INDUSTRIAL PARK

Preliminary Approved: 9/13/84
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: Southwest corner of 47th Street South and Water Street.
Owner: P. C. Warehouse, Inc., c/o Don J. Boyd, President, 101 West 48th
Street South, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 31.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 1,359,422.6 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2180) requesting "AA" to "E" was approved on 10/9/79 by the Board of City Commissioners subject to platting. This plat was deferred at the November 21, 1985 Subdivision Committee meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to a point south of the railroad spur track.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. At the time of preliminary plat approval, the Subdivision Committee voted to recommend that the sidewalk required for Water Circle (collector street) be waived due to the industrial character of this area.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the amount of area indicated for the drainage dedication adequate and are any drainage improvements required to be guaranteed?

S/D No.: 84-88 Name: P. C. INDUSTRIAL PARK

Preliminary Approved: 9/13/84
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: Southwest corner of 47th Street South and Water Street.
Owner: P. C. Warehouse, Inc., c/o Don J. Boyd, President, 101 West 48th
Street South, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 31.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 1,359,422.6 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2180) requesting "AA" to "E" was approved on 10/9/79 by the Board of City Commissioners subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to a point south of the railroad spur track.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. At the time of preliminary plat approval, the Subdivision Committee voted to recommend that the sidewalk required for Water Circle (collector street) be waived due to the industrial character of this area.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the amount of area indicated for the drainage dedication adequate and are any drainage improvements required to be guaranteed?

S/D No.: 84-88

Name: P. C. Industrial Park

Preliminary Approved:
Scheduled S/D Meeting: 9-13-84

DESCRIPTION

General Location: Southwest corner of 47th Street South and Water Street.

Owner: P.C. Warehouse, Inc., Don J. Boyd, President

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.12 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 1,359.422.6 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: E - Industrial
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STAFF COMMENTS:

- NOTE: The applicant's associated case (Z-2180) requesting "AA" to "E" was approved on 10-9-79 by the Board of City Commissioners subject to platting.
- A. The final plat shall indicate "access control except for 1 opening" to 47th Street South across the north line of this lot.
 - B. The final plat shall reference a tie to a platted lot corner or section corner.
 - C. Water Street at this location is classified as a collector street. The City sidewalk ordinance requires a guarantee for a sidewalk on this collector street. Due to the industrial character of this area, it is recommended that the Subdivision Committee recommend a waiver of this requirement to the Board of City Commissioners.
 - D. The final plat shall indicate the amount of half-street rights-of-way existing for 47th Street and Water Street adjacent to this site.
 - E. The final plat shall indicate the street name of "Water Circle" for Water Street south of 48th Street South.
 - F. The representative from the City Engineer's office shall be prepared to comment on the status of the applicant's drainage concept plan.
 - G. The applicants or their agent shall be prepared to discuss the spur track which crosses this property. If this spur track serves property off-site, then it should be covered by an appropriate easement.
 - H. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
 - I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
 - J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).