

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11
January 12, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

OWNER/APPLICANT: Board of Sedgwick County Commissioners, Sedgwick County, Kansas

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: Eastside of Webb Road, north of Pawnee

SITE SIZE: 20 acres

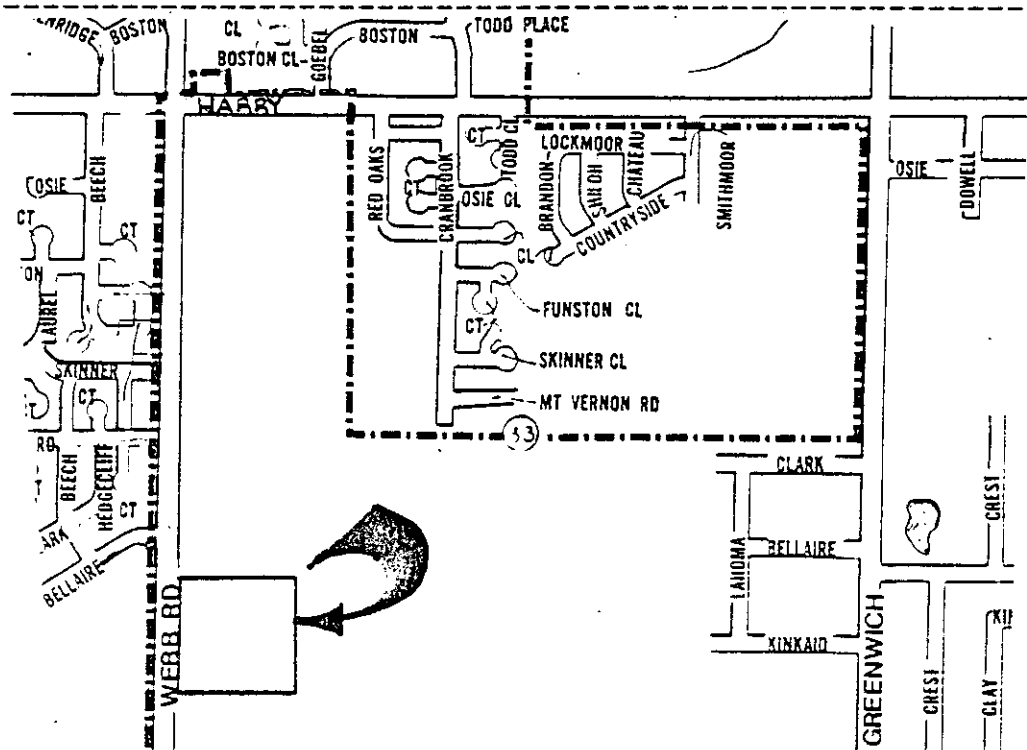
NUMBER OF LOTS

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

MINIMUM LOT AREA: 19 Acres

CURRENT ZONING: "R-1" and "LC" Suburban Residential and Light Commercial

VICINITY MAP



STAFF COMMENTS:

NOTE: A special use permit has been approved for this site (DR87-11) to allow operation of a County maintenance yard and facility. As a condition of the special use permit the site is being required to be platted by June 24, 1989. Zoning on this one lot plat is divided between light commercial on the approximate south 1/3 of the lot, with the remainder zoned suburban residential.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
- E. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. As required by Section 8-103(1), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- H. On the final plat, the plattor's text shall indicate that access control is being dedicated to the appropriate governing body with the opening, determined by the appropriate engineer.
- I. On the final plat, the centerline of Webb Road shall be labeled.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- 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. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

January 13, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D - 88-111 - Sedgwick County East Yard Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 12, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. On the final plat, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
- C. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. As required by Section 8-103(1), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.

- F. On the final plat, the plattor's text shall indicate that access control is being dedicated to the appropriate governing body with the opening, determined by the appropriate engineer.
- G. On the final plat, the centerline of Webb Road shall be labeled.
- H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval. This plan shall particularly address any problems that may be included with the drainage, off-site of any harmful materials such as salts and automobile chemicals stored at this location. The County Health Department shall also prepare a report for the plat file which also addresses any potential problems in this regard. This report shall be provided before or with the final plat so as to be available for distribution with the final plat.
- 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. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Junior Planner

DL:svm

Enclosure

cc: Jim Weber, County Engineer
Jack Brown, County Health Department
Mike Lindebak, City Engineer

THE WICHITA SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

DATE February 21, 1989

TO MAPC / SUB DIVISION COMMITTEE
FROM Jack Brown, Acting Director, Environmental Health

SUBJECT Environmental Report - Sedgwick County East Yard
Addition - SD 88-11

As requested by the Sub Division Committee an evaluation of the East Sedgwick County Yard was conducted to determine if any problems exist regarding the off site drainage of any harmful materials such as salts and automobile chemicals stored at this location. The evaluation found evidence of low levels of chlorides in the drainage ditch along Webb Road. These levels did not present an environmental hazard but were above natural background levels and indicate the need for on site control of de-icing stockpile located in the northeast portion of the yard.

To prevent future run-off of this material from the site the County Engineer's Office will be constructing an enclosed storage facility that will prevent protect the material from wind and rain.

Liquid calcium chloride for the purpose of treating the de-icing sand is stored in an above ground 3000 gallon tank in the general proximity of the de-icing material stockpile. No indication of leaks or runoff from the tank area were noted.

Off site migration of other compounds i.e.; automotive chemicals was not detected. No evidence of automotive chemical storage practices that would contribute to off site drainage was noted. Fuel storage consists of 2 underground storage tanks that will require compliance with the new UST regulations. There is no evidence that these tanks leak. Other automotive related bulk liquids are maintained in an enclosed structure.

Vehicle maintenance is performed at the central maintenance facility located at the County Offices at 1450 S. Seneca therefore waste oil, coolant, lubricants, solvents and degreasers are not stored or disposed of on site.

Various types of solid waste; trash, tree limbs, rubble, rock, bulky waste generated on site and assorted items picked up from right of way maintenance are stored on the property. These items should be managed, stored and disposed of in a more organized manner. To eliminate this problem we have recommended that a dumpster be placed on site for storage and removal of solid waste generated on site and from road maintenance activities.

SUMMARY: In my opinion any past practices at this site that have caused road salts to drain off site have been addressed and corrective measures will be taken to prevent future occurrences.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

March 23, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 1/12/89)

CASE NUMBER: S/D 88-111 - SEDGWICK COUNTY EAST YARD
ADDITION

OWNER/APPLICANT: Board of Sedgwick County Commissioners,
Sedgwick County, Kansas

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Webb Road, north of Pawnee

SITE SIZE: 20 acres

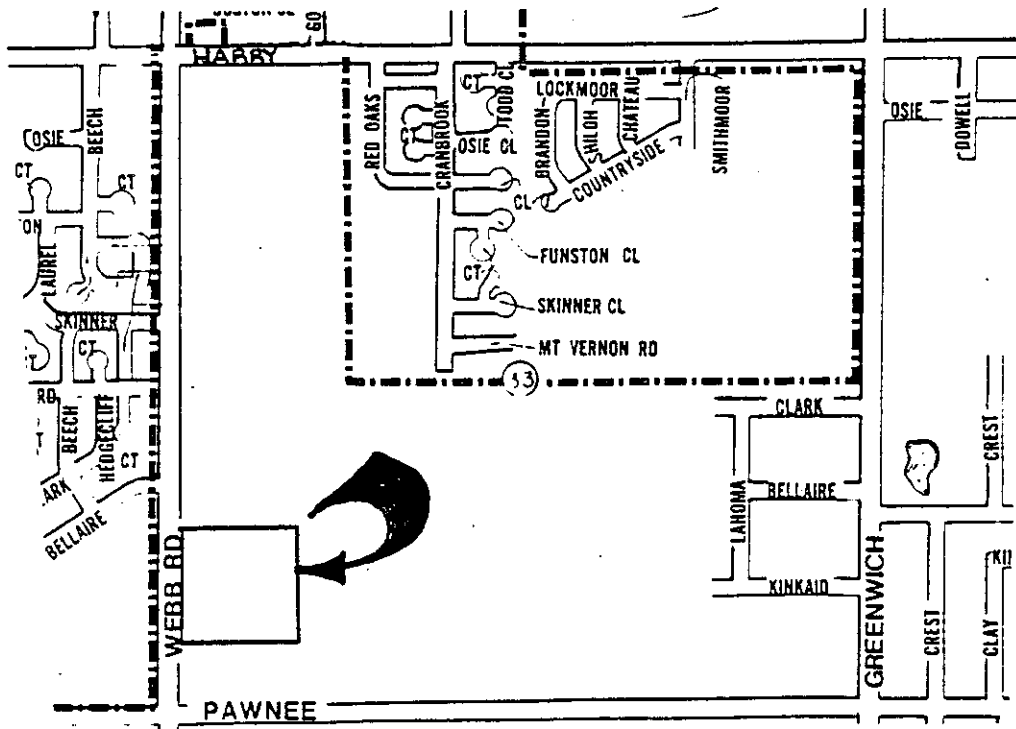
NUMBER OF LOTS

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| Residential/Commercial: | 1 |
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| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 19 Acres

CURRENT ZONING: "R-1" and "LC" Suburban Residential and Light
Commercial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A special use permit has been approved for this site (DR87-11) to allow operation of a County maintenance yard and facility. As a condition of the special use permit the site is being required to be platted by June 24, 1989. Zoning on this one lot plat is divided between light commercial on the approximate south 1/3 of the lot; with the remainder zoned suburban residential.
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
 - B. The preliminary plat shows a "Beech Aircraft Corporation Pipeline" adjacent to the west line and within the boundary of this plat. On the final plat tracing, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
 - C. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
 - D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - E. The final plat tracing shall show the Register of Deeds (film and page) recording information for the Southwestern Bell easement 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council.

- J. The representative from the County Health Department is requested to report their findings with regard to the environmental impact of any harmful materials such as salts and automobile chemicals stored at this location to adjacent property owners.

- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any associated environmental health concerns relating to off-site drainage such as salts and automobile chemicals stored at this location?

SEDGWICK COUNTY



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

March 24, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The County Health Department shall continue to monitor potential salt contamination and advise the County Public Works Department of any remedial action.
- C. The preliminary plat shows a "Beech Aircraft Corporation Pipeline" adjacent to the west line and within the boundary of this plat. On the final plat tracing, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.
- D. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

- F. The final plat tracing shall show the Register of Deeds (film and page) recording information for the Southwestern Bell easement on this property.
- G. 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.
- 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. 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.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 30, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

Revised Comments for Sedgwick County East Yard Addition S/D
88-111

Deferred by MAPC at its March 30, 1989 Meeting

Replaces Condition B

B. The County Health Department shall continue to monitor runoff from this site, particularly following the construction of the salt storage facility, to determine if harmful emissions of salt or other contaminants are occurring. If any such emissions or discharges are detected, the Health Department shall inform the Subdivision Committee and indicate what remedial actions it considers appropriate for eliminating these problems. The applicant shall agree to take any reasonable actions found necessary to correct such problems.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 7, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, the above captioned plat was considered. This plat had been deferred by the MAPC at its March 23, 1989, meeting so that one of the comments, involving monitoring of salt discharges from the site could be revised. The action of the Committee was to recommend that this plat be approved with the revised comment (B), subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The County Health Department shall continue to monitor runoff from this site, particularly following the construction of the salt storage facility, to determine if harmful emissions of salt or other contaminants are occurring. If any such emissions or discharges are detected, the Health Department shall inform the Subdivision Committee and indicate what remedial actions it considers appropriate for eliminating these problems. The applicant shall agree to take any reasonable actions found necessary to correct such problems.
- C. The preliminary plat shows a "Beech Aircraft Corporation Pipeline" adjacent to the west line and within the boundary of this plat. On the final plat tracing, any pipelines and pipeline easements effecting this site shall be shown and labeled, and the recording information indicated.

- D. The applicant shall submit a copy of the instrument which establishes the Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall show the Register of Deeds (film and page) recording information for the Southwestern Bell easement on this property.
- G. 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.
- 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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 13, 1989 at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer
Jack Brown, Health Department

SEDGWICK COUNTY



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

April 14, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-111 - SEDGWICK COUNTY EAST YARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written over a horizontal line.

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer