

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-32 Name North Point Industrial Park
 Date Application Rec'd. 4-3-81 Preliminary Approval _____
 Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location North side of 37th Street North in an area east of Rock Road
 Owner Woodlawn Development Company
 Surveyor/Engineer Van Doren-Hazard-Stallings
 Address 260 N. Rock Rd., Suite 250 Phone 686-7303

1. Gross Acreage of Plat 12.07
 2. Number of Lots:
 Residential _____
 Commercial _____
 Industrial 2
 Other _____
 Total Number of Lots 2
 3. Minimum Lot Frontage 120 ft.
 4. Minimum Lot Area 50,400 square ft.
 5. Existing Zoning "AA"
 6. Proposed Zoning "E"

7. Lineal Feet of New Streets:
 a. 70' R/W 1300 ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 1300 ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
 11. Health Department Approval (where applicable) N.A. (Yes-No)
 12. City of Wichita Yes: Three-Mile Area _____

STAFF COMMENTS:

Note: Zone case Z-2053 "AA" and "LC" to "E" for most of the W 1/2 of this section has been approved subject to platting.

- A. The applicant shall be prepared to discuss with the Committee the current and proposed ownerships of Reserves A, B, and C. The platting text specifies the purposes of the reserves but does not say who will be responsible for owning and maintaining the reserves.
- B. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage guarantees are needed for the platting of this land.
- C. The applicant shall guarantee the paving of Comotara Street. It should be noted that the alignment of Comotara Street North of 37th is 100 feet west (measured center line to center line) of Comotara Street south of 37th.
- D. The applicant shall guarantee the extension of sanitary sewer to serve this plat.
- E. The applicant shall guarantee the extension of City water to serve this plat.
- F. The applicant shall be prepared to discuss a building setback on Lot 1. It is recommended that at least a 35-foot setback from 37th Street be labeled on the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE April 17, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Drainage Plans for April 16
Subdivision Committee


The following items are approved, or approved subject to stated conditions:

Mires Addition - Lot 1 should be drained by private storm water sewer to existing inlet in Central.

R. M. Jackson Addition - Lot grading plan.

Hess Addition - Lot grading plan. A private drainage easement across Lot 1 to drain Lot 2.

North Point Industrial Park - Drainage plan. Drainage easement to north of plat will be required. The temporary drainage swale should be sized to carry the 100 year.


Chris Breitenstein
Drainage & Flood Control
Engineer

CB:md

cc: Louise Olivarez



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 4-15-81 JOB NO. 81-214-A0

PROJECT North Point Industrial Park

TO Mr. Chris Breitenstein

Acting Drainage & Flood Control Engr.

455 North Main

Wichita, Kansas 67202

TRANSMITTAL

COPIES
TO:

We are sending you the following items:

- | | | | |
|--|--|--|-----------------------------------|
| <input checked="" type="checkbox"/> PRINTS | <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> TRACINGS |
| <input type="checkbox"/> BULLETIN | <input checked="" type="checkbox"/> CORRESPONDENCE | <input type="checkbox"/> OTHER | |

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> APPROVED AS TO
GENERAL CORRECTNESS | <input type="checkbox"/> APPROVED AS
CORRECTED |
| <input type="checkbox"/> REVISE & RESUBMIT | <input checked="" type="checkbox"/> FOR YOUR FILES | <input type="checkbox"/> FOR YOUR USE |
| <input type="checkbox"/> OTHER | | |

REMARKS: Submitted herewith are copies of the drainage plan and calculations
for the above referenced plat. Should you have any questions please feel free
to call.

RECEIVED

APR 15 1981

Dept. Of Engineering

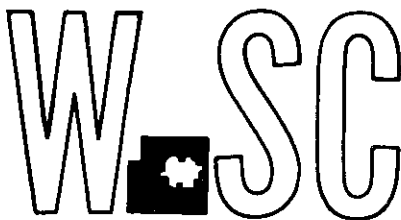
Signed Kenneth H. Bengtson
Kenneth H. Bengtson
Partner

NORTH POINT INDUSTRIAL PARK

DRAINAGE COMPUTATIONS

DRAINAGE AREA	CURB INLET INTERCEPTING DRAINAGE	AREA	ACCUM. (AVE)			T _c	i ₅	i ₁₀₀	Q ₅	Q ₁₀₀	PIPE SIZE	SLOPE
			AREA	C	C							
D 1	None - On Site To Railroad Ditch	5.9	0.9	0.9	15	5.21	8.98	27.7	47.7			
D 2	3	3.4	0.8	0.8	15	5.21	8.98	14.2	24.4			
D 3	3	3.9	0.8	0.8	15	5.21	8.98	16.3	28.0	24"	0.54%	
D 2 & D 3		7.3	0.8	0.8	15	5.21	8.98	30.5	52.4	36"	0.22%	
D 4	3	4.3	0.8	0.8	15	5.21	8.98	17.9	30.9			
D 5	3	3.2	0.8	0.8	15	5.21	8.98	13.3	23.0	30"	0.3%	
D 2 thru D 5		14.8	0.8	0.8	16	5.09	8.76	60.3	104.0	42"	0.36%	

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

April 17, 1981 ²⁶⁸⁻⁴⁵⁶¹

Van Doren-Hazard-Stallings
260 N. Rock Rd. Suite 250
Wichita, Ks. 67206

Re: S/D 81-32 - Final plat of North Point Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 16, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plattor's text shall be revised to state who will be responsible for owning and maintaining the reserves.
- B. A temporary drainage easement from Comotara Street to the existing lake to the north shall be granted by separate instrument.
- C. A temporary industrial-width cul-de-sac easement at the north end of Comotara Street shall be granted by separate instrument. Said easement to expire at such future time as the street is extended north.
- D. The applicant shall guarantee the paving of Comotara Street including the temporary cul-de-sac.
- E. The applicant shall guarantee the extension of sanitary sewer to serve this plat, when available. Since it is not immediately available, the applicant shall also obtain Health Department approval for use of a temporary sewage facility or shall guarantee construction of a lift station so that connection to the City sewer system can be made now.

The applicant shall guarantee the extension of City water to serve this plat.

A 35-foot setback on Lot 1 from 37th Street shall be labeled on the final plat tracing.

Recording of the plat within 30 days after approval by the Board of City Commissioners.

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APR 21 1981

Dept. Of Engineering

Van Doren-Hazard-Stallings

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April 17, 1981

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 23, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

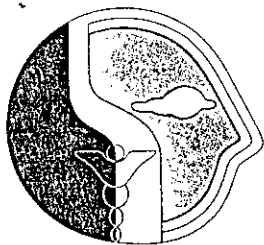


Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development Co., 2471 Hathway Circle, 67226

X Mike Lindebak, City Engineering



April 30, 1981

Mr. Kenneth H. Bengtson
Van Doren, Hazard, Stallings
250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206

Dear Mr. Bengtson:

In reference to our telephone conversation of April 29 and your correspondence of April 24, I am writing this letter to document our agreement on the sewerage facility to serve the North Point Industrial Park.

1. A temporary waste stabilization pond is approved for this plat provided that a valid petition for extension of sewer has been filed and recorded.
2. The design for the facility shall be approved by this Department, prior to construction.
3. The pond shall only be used for sanitary waste associated with the use of the site and shall not receive industrial or hazardous wastes.
4. The pond shall be landscaped, seeded and fenced. The fence shall be a minimum of five (5) feet in height, constructed of chain link and have a lockable gate to permit access for maintenance and mowing.
5. The pond shall be maintained at a minimum depth of three (3) feet as measured by a depth marker to be anchored in the center of the pond.
6. At such time as sewer is available, it shall be utilized and the pond shall be pumped and filled in.

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street - Wichita, Kansas 67214 (316)268-8401

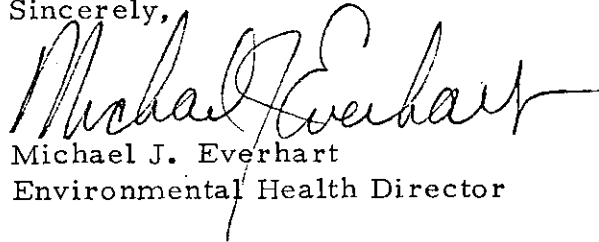
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Mr. Kenneth H. Bengtson
April 30, 1981
Page Two

A permit from this Department is required for the construction of this facility. At that time we will finalize the design for the pond.

If you have any questions, please call me at 268-8351.

Sincerely,



Michael J. Everhart
Environmental Health Director

MJE:pp

cc Mike Lindebak
Louise Olivarez

October 7, 1981

Mr. Dick Owen
Central Plains Steel
P.O. Box 8007
Wichita, KS 67208

Dear Mr. Owen:

The Department of Engineering has no problem with the swale you want to put across City property. However, you will need approval from the Comotara Maintenance Association.

Sincerely,



Chris J. Breitenstein
Drainage & Flood Control Engineer

GF/03/02

File - North Point Industrial Plat
