

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-78 -- HARRISON INDUSTRIAL ADDITION

OWNER/APPLICANT: L & J Investments, L.L.C., 2452 Redbud Lane, Wichita, KS 67204

AGENT: Darrell Leffew, 6440 Tarrytown, Wichita, KS 67219-1718

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Broadway, North of 45th St. North

SITE SIZE: 3.28 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial: 5
Total: 5

MINIMUM LOT AREA: 11,325 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial
GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "small cities future growth" in the Wichita - Sedgwick County Comprehensive Plan. The site is located within the Park City Area of Influence.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval.

The Applicant proposes a storage use for the site, requiring no additional on-site sewage disposal. Health Department shall comment on the need for an appropriate restrictive covenant.

- B. City water is available to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. County Engineering needs to comment on the need for access controls. On the final plat, the dedication of access controls shall be referenced in the plat's text. The Subdivision regulations encourage shared access points for multiple lot industrial subdivisions along arterials.
- F. The recording data for the pipeline shall be included on the face of the plat.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. 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.)
- J. 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.
- K. 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.

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/2/99)

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NUMBER OF LOTS

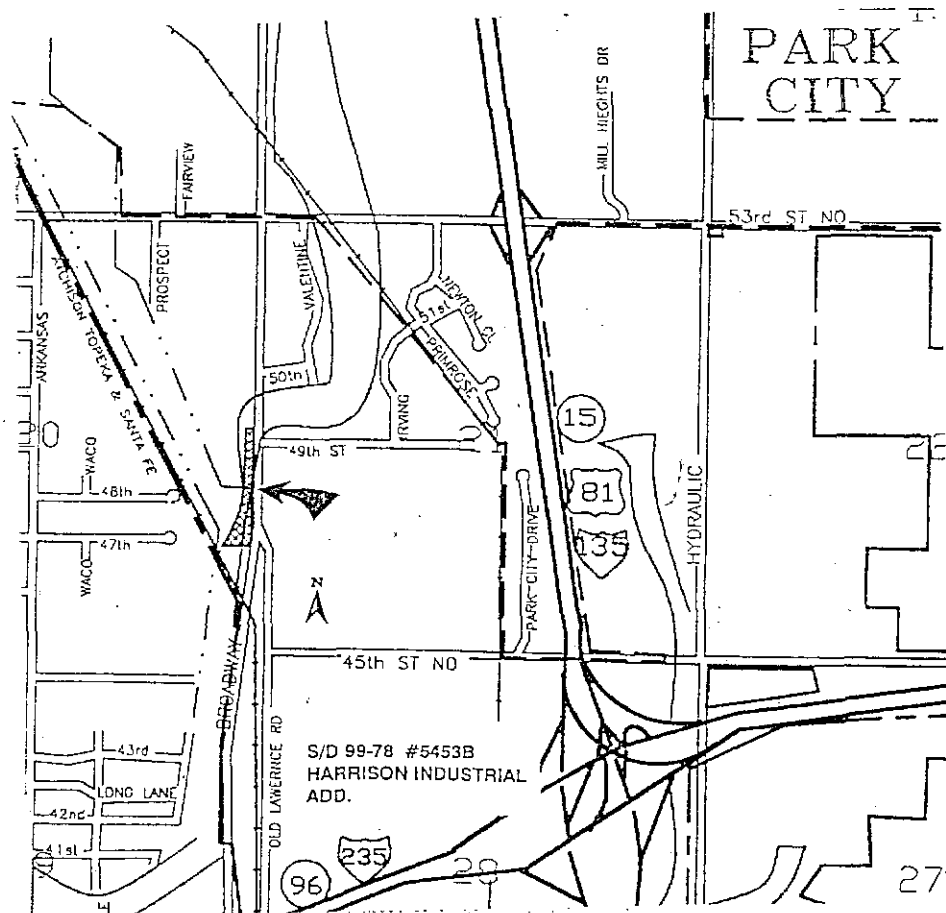
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 9,911 Sq. Ft.

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GI, General Industrial

PROPOSED ZONING: Same

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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the need for access controls. On the final plat, the dedication of access controls shall be referenced in the plat's text. The Subdivision regulations encourage shared access points for multiple lot industrial subdivisions along arterials. County Engineering requests the dedication of additional right-of-way.
- F. The recording data and location of the pipeline shall be included on the face of the plat.
- G. The designation of Broadway as U.S. Highway 81 shall be removed.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
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BOUNDARY CLOSURE:
HARRISON INDUSTRIAL ADDITION
Wichita, Sedgwick County, Kansas

North: 20073.403 East : 19917.401
Line Course: S 89-42-00 W Length: 10.20
 North: 20073.349 East : 19907.201
Line Course: S 00-01-00 E Length: 395.20
 North: 19678.149 East : 19907.316
Curve Length: 931.24 Radius: 11409.00
 Delta: 4-40-36 Tangent: 465.89
 Chord: 931.00 Course: S 02-19-18 W
 Course In: S 89-59-00 W Course Out: S 85-20-24 E
 RP North: 19674.831 East : 8498.316
 End North: 18747.913 East : 19869.601
Line Course: S 89-53-00 W Length: 216.02
 North: 18747.474 East : 19653.582
Curve Length: 691.74 Radius: 1346.02
 Delta: 29-26-43 Tangent: 353.69
 Chord: 684.16 Course: N 14-42-21 E
 Course In: N 60-34-17 W Course Out: N 89-59-00 E
 RP North: 19408.825 East : 18481.241
 End North: 19409.222 East : 19827.260
Line Course: N 00-01-00 W Length: 663.71
 North: 20072.932 East : 19827.067
Line Course: S 89-42-00 W Length: 0.17
 North: 20072.931 East : 19826.897
Line Course: N 00-03-18 W Length: 89.76
 North: 20162.691 East : 19826.811
Line Course: N 44-45-00 E Length: 69.19
 North: 20211.829 East : 19875.522
Line Course: N 89-42-00 E Length: 41.30
 North: 20212.045 East : 19916.821
Line Course: S 00-14-16 E Length: 138.64
 North: 20073.406 East : 19917.396

Perimeter: 3247.18 Area: 143,019 sq.ft. 3.28 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.005 Course: N 50-55-03 W
Error North: 0.0034 East : -0.0042
Precision 1: 647,870.00