

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-26 -- NORTHRIDGE INDUSTRIAL 2ND ADDITION

OWNER/APPLICANT: A-L Enterprises, 2416 E 37th St. N, Wichita, KS 67219

SURVEYOR/AGENT: Tim Austin, Poe and Associates, 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: North side of 37th St. North, west of Hillside

SITE SIZE: 26.3 acres

NUMBER OF LOTS

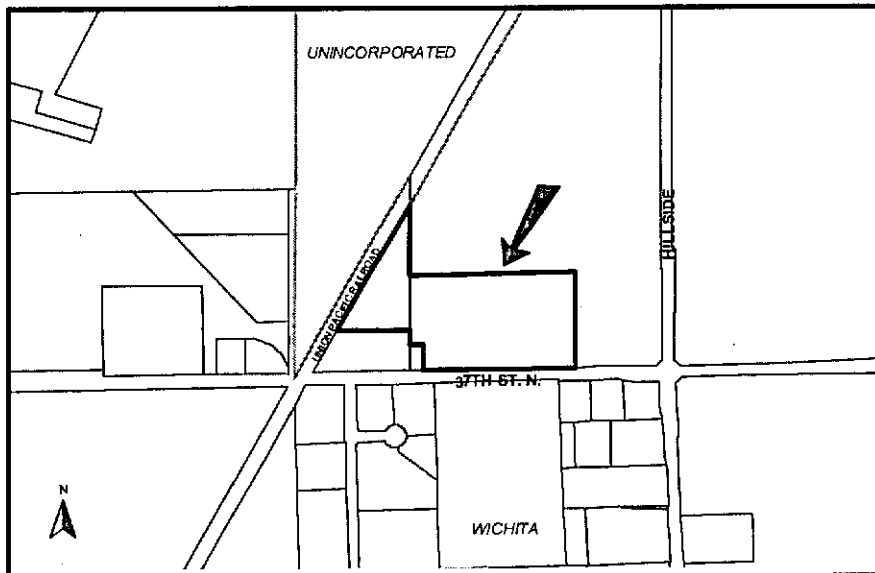
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 26.3 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. **City Water Utilities Department** comments that City water is available. The applicant shall guarantee the extension of sewer lateral and include in lieu of assessment fees for sewer main with the petition. Applicant also needs to contact the owners of the existing buildings addressed 2402 and 2416 E 37th St N regarding the sewer extension because these properties are currently connected to sewer and have very long service lines and a private lift station. An off-site easement may be needed for the sewer extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.

If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- D. The plat does not include access controls. A note shall be included on the plat, "The location of all access openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards." Complete access control is needed along the railroad.
- E. **County Surveying** advises that the found monuments need identified as to size and type.
- F. **County Surveying** advises that Monuments need found or set along the plat boundary.
- G. **County Surveying** advises that any minimum pad elevations need to also be in NGVD29 datum.
- H. The plat's text shall note the dedication of the streets to and for the use of the public.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. 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.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- M. "A Lot and Block" shall be referenced in the plat's text.
- N. 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.

SUB 2007-26 -- One-Step Final Plat of NORTHRIDGE 2ND ADDITION
April 12, 2007 - Page 3

- O. GIS has requested that 37th Street North be labeled as "37th St N".
- P. The City Council certification needs to be revised to reference Carl Brewer, Mayor.
- Q. 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.
- R. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- S. 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.
- T. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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.
- Y. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT
(One-Step Final Plat Deferred 4/12/07)

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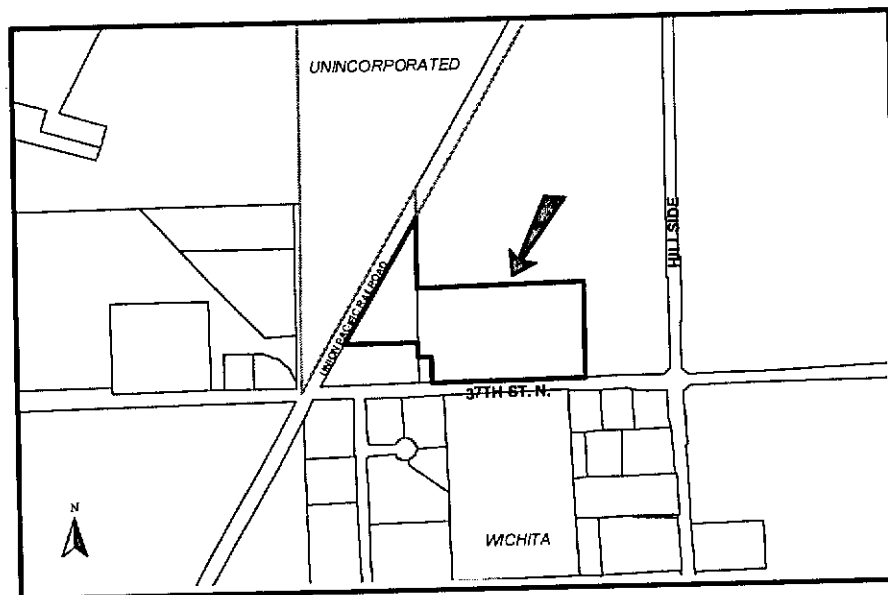
Residential:	
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Total:	1

MINIMUM LOT AREA: 26.3 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2007-26 -- One-Step Final Plat of NORTHRIDGE 2ND ADDITION
April 26, 2007 - Page 2

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. **City Water Utilities Department** comments that City water is available. The applicant shall guarantee the extension of sewer lateral and include in lieu of assessment fees for sewer main with the petition. Applicant also needs to contact the owners of the existing buildings addressed 2402 and 2416 E 37th St N regarding the sewer extension because these properties are currently connected to sewer and have very long service lines and a private lift station. An off-site easement may be needed for the sewer extension.
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- K. 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.
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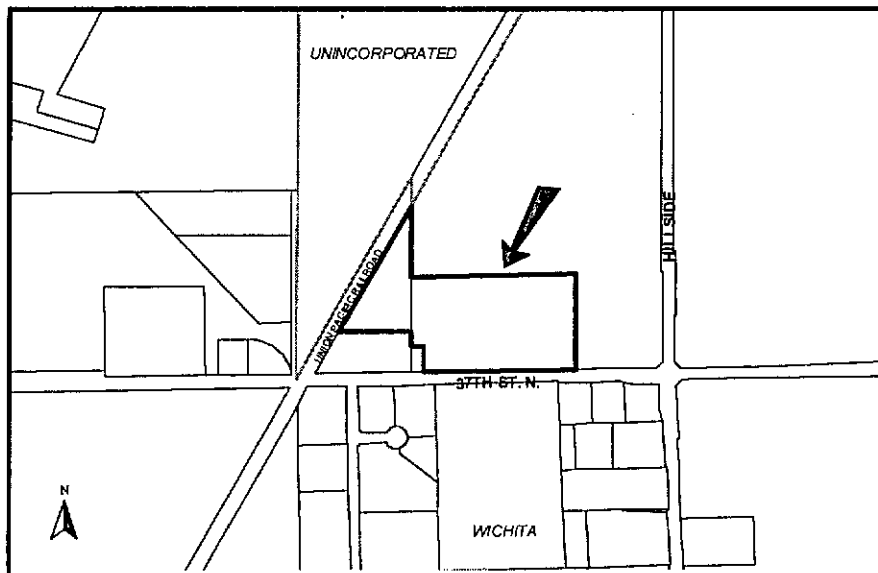
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PROPOSED ZONING: Same

APPROVE
S-1

VICINITY MAP



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