

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2005-101 -- A REPLAT OF NORTHBOROUGH 3RD ADDITION

**OWNER/APPLICANT:** Berexco, Inc., P.O. Box 20380, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Poe and Associates, Inc., Attn: Tim Austin, 5940 E. Central, Wichita, KS 67208

**LOCATION:** South side of 21st St. North, East of Woodlawn

**SITE SIZE:** 35 acres

**NUMBER OF LOTS**

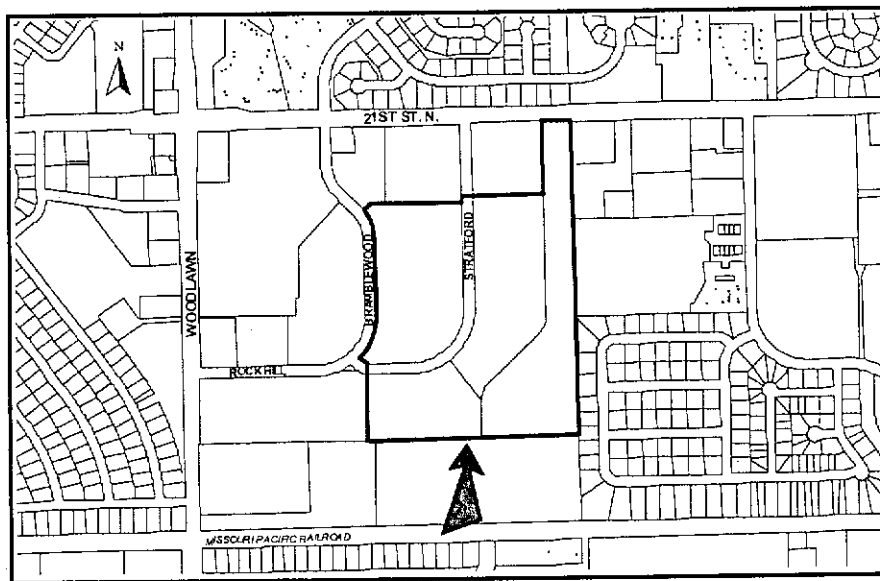
Residential:	
Office:	
Commercial:	12
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 30,000 sq. ft.

**CURRENT ZONING:** MF-18, Multi-Family Residential, GO, General Office

**PROPOSED ZONING:** OW, Office Warehouse

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Northborough 3rd Addition including the realignment of a platted street. The site has been approved for a zone change (ZON 2002-55) from GO, General Office and MF-18, Multi-Family to OW, Office Warehouse subject to replatting. The Northborough Community Unit Plan (CUP 2002-38, DP-67) was also approved for this site.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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.
- D. Complete access control needs to be platted along 21st St. North.
- E. There are two lots denoted as "Lot 2 Block 3".
- F. Blocks 2 and 3 need to be combined.
- G. Additional right-of-way of 10 feet needs to be dedicated along 21<sup>st</sup> Street to conform with the 60-ft half-street right-of-way required by the Access Management Standards.
- H. The plattor's text shall note the dedication of the street to and for the use of the public.
- I. The applicant shall reference the book and page on the KGE easement.
- J. The legal description needs to include Reserve A and the street right of way included in the replat.
- K. The section corners need to be referenced.
- L. The Continental Pipeline easement needs to be shown with recording data.
- M. Curve data and dimensions for streets need to be shown.
- N. The setback line shall be deleted from Stratford Ct.
- O. The radius on the cul-de-sac needs to be shown.
- P. Bearings need shown on interior lot lines.
- Q. Dimensions and reserve width need shown on south side of Lot 7.
- R. The street right-of-way width for Bramblewood and Stratford Court needs to be denoted.
- S. The applicant shall guarantee the paving of the proposed streets to the business/industrial street standard.

- T. As the plat consists of commercial lots abutting non-arterial streets, the Subdivision regulations require sidewalks along the street frontage.
- U. The plat's text shall include reference to "lots, blocks, streets and a reserve" in the owner's certificate.
- V. The final plat tracing shall state in the plat's text the purposes of Reserve A as well as the ownership and maintenance responsibilities. Reference to the KGE power lines shall also be included.
- W. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- X. For those reserves being platted for drainage purposes, the required covenant which 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.
- Y. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries for Parcels 16 and 17 do not correspond with the area being platted.
- Z. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Northborough Community Unit Plan (CUP 2002-38, DP-67, Amendment #5).
- AA. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- BB. GIS needs to comment on the plat's street names. Stratford Ct needs to be denoted adjoining Lots 4-8, Block 2.
- CC. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City of Wichita.
- DD. The recording information for all pipeline easements shall be indicated on the face of the plat.
- EE. 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.
- FF. 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.

SUB 2005-101 -- One-Step Final Plat of A REPLAT OF NORTHBOROUGH 3<sup>RD</sup> ADDITION

September 29, 2005

Page 4

- GG. 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.)
- HH. 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.
- II. 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.
- JJ. 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.
- KK. 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.
- LL. Perimeter closure computations shall be submitted with the final plat tracing.
- MM. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- NN. 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.
- OO. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.