

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-12 -- SEWAGE TREATMENT PLANT NO. 3 (NW)
ADDITION

OWNER/APPLICANT: City of Wichita, Water and Sewer Dept., 455 N. Main, Wichita, KS
67202

SURVEYOR/ENGINEER: PEC, P.A., Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, East side of 135th St. West

SITE SIZE: 148 Acres *Drainage plan approved.*

NUMBER OF LOTS

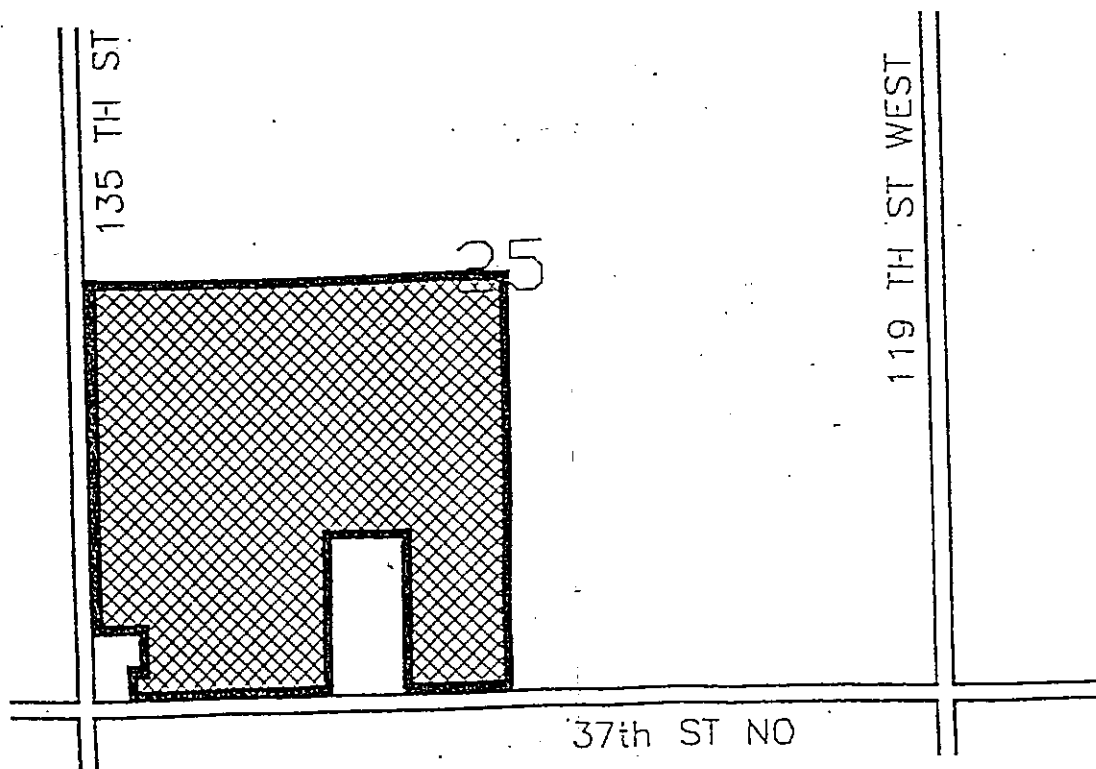
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 23.4 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site has been approved for a Conditional Use (CU-564) for a wastewater treatment plant, public park and fishery. Although the site was annexed by the City in 1999, neither of the perimeter streets are City streets.

STAFF COMMENTS:

- A. There is no need for water service at this time. City Engineering needs to comment on the need for any guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage easement going north along the small tributary, and a drainage easement going northeast along the large tributary.
- D. County Engineering needs to comment on the access controls. The plat proposes three access openings along 135th St. West and one opening along 37th St. North.
- E. County Engineering needs to comment on the need for improvements to 37th St. North and 135th St. West.
- F. 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.
- 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. (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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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 AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR SEWAGE TREATMENT PLANT NO. 3 (NW)

1003 North: 1711414.3687 East : 1601688.6676
Line Course: N 88-13-24 E Length: 2577.36'

1004 North: 1711494.2733 East : 1604264.7856
Line Course: S 00-36-57 W Length: 2606.26'

1005 North: 1708888.1631 East : 1604236.7672
Line Course: S 88-12-03 W Length: 765.11'

1006 North: 1708864.1401 East : 1603472.0359
Line Course: N 01-47-57 W Length: 831.57'

1007 North: 1709695.2999 East : 1603445.9258
Line Course: S 88-12-03 W Length: 420.00'

1008 North: 1709682.1127 East : 1603026.1330
Line Course: S 01-47-57 E Length: 831.57'

1009 North: 1708850.9529 East : 1603052.2428
Line Course: S 88-12-03 W Length: 1090.35'

1010 North: 1708816.7177 East : 1601962.4278
Line Course: N 77-45-47 W Length: 103.08'

1011 North: 1708838.5656 East : 1601861.6922
Line Course: S 88-12-03 W Length: 17.69'

1012 North: 1708838.0101 East : 1601844.0088
Line Course: N 00-31-40 E Length: 114.94'

1013 North: 1708952.9433 East : 1601845.0677
Line Course: N 88-12-03 E Length: 61.14'

1014 North: 1708954.8629 East : 1601906.1771
Line Course: N 00-31-40 E Length: 340.00'

1015 North: 1709294.8484 East : 1601909.3095
Line Course: S 88-12-03 W Length: 240.36'

1016 North: 1709287.3016 East : 1601669.0698

SCANNED

Line Course: N 00-31-40 E Length: 2127.16'

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Perimeter: 12126.58' Area: 6,249,817 sq.ft. 143.48 acres

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