

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-52 - UNITED WAREHOUSE ADDITION

OWNER/APPLICANT: United Warehouse Company, 811 E. Waterman, Wichita, KS
67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS
67202

LOCATION: South side of 45th St. North, East of Old Lawrence Road

SITE SIZE: 20 acres *Powell*

NUMBER OF LOTS

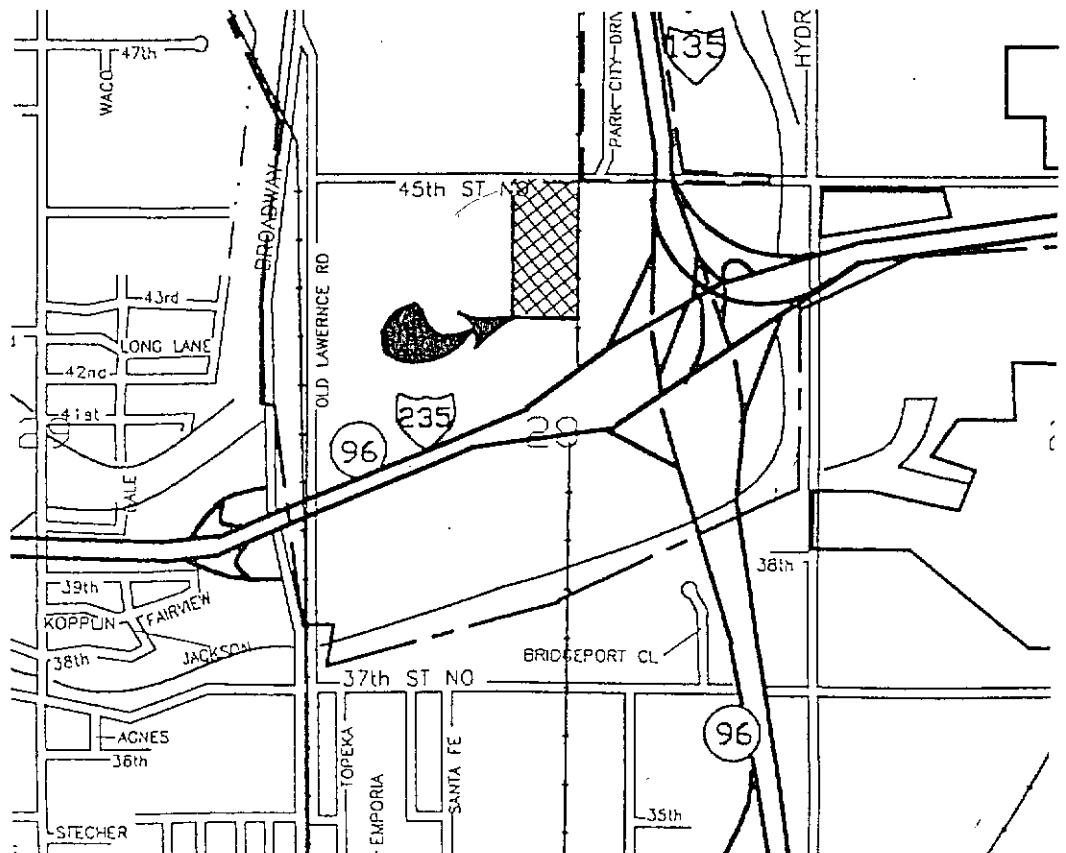
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 20 acres

CURRENT ZONING: G1, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan. Since this subdivision is being platted for industrial purposes, it is classified as an "urban subdivision".

STAFF COMMENTS:

- A. The Subdivision regulations specify that urban subdivisions located outside of the City of Wichita shall be provided with municipal-type sanitary sewer service and a public water supply system. Water service will be provided from Park City.
- B. 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. Health Department should comment on the need for a restrictive covenant prohibiting uses on the site which are inappropriate to discharge into on-site systems.
- C. City Engineering needs to indicate if petitions for future extensions of municipal petitions of sanitary sewer need to be provided at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan.
- F. County Engineering needs to comment on the need for access controls. The dedication of access controls shall be referenced in the plat's text.
- G. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- H. The final plat tracing shall indicate the recording information for the KGE and gas easements on this property as indicated on the platting binder.
- 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.
- J. 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.)

- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

UNITED WAREHOUSE ADDITION

100 North: 9950.0000 East : 11934.8783

Line Course: N 90-00-00 E Length: 650.00'

101 North: 9950.0000 East : 12584.8783

Line Course: S 00-01-29 W Length: 1340.31'

102 North: 8609.6901 East : 12584.3000

Line Course: S 90-00-00 W Length: 650.00'

103 North: 8609.6901 East : 11934.3000

Line Course: N 00-01-29 E Length: 1340.31'

100 North: 9950.0000 East : 11934.8783

Perimeter: 3980.62' Area: 871,201 sq.ft. or 20.00 acres