

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9
December 10, 1998**

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-110 - WESTPORT INDUSTRIAL PARK 7TH ADDITION

OWNER/APPLICANT: Earl Long, 2558 S. Kessler, Wichita, KS 67217

SURVEYOR/ENGINEER: Moehring & Assocs., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: East side of West St., South of Pawnee

SITE SIZE: 26.78 acres

NUMBER OF LOTS

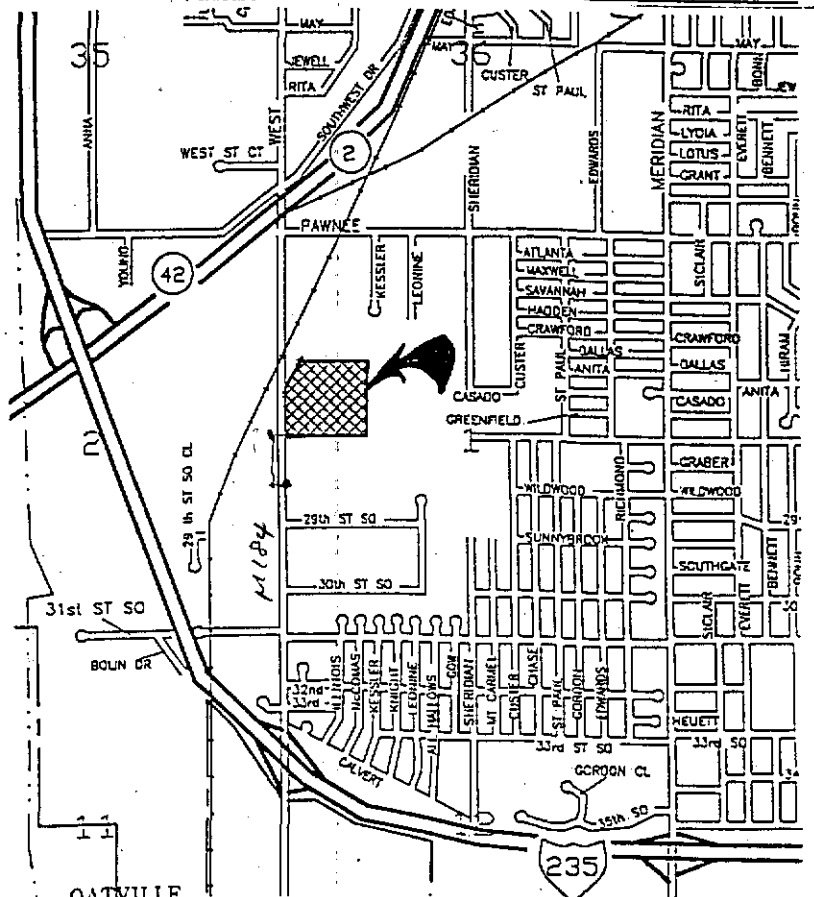
Residential:
Office:
Commercial:
Industrial: 3
Total: 3

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 1, Westport Industrial Park 7th Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to verify if any other additional guarantees are required.
- 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 concept.
- D. The final plat needs to denote the dedication of access controls along West Street and reference the access controls in the plat's text. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- E. 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.
- F. 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.
- G. The platted building setback may be reduced to 20 feet; the requirement for the LI, Limited Industrial district.
- H. Traffic Engineering needs to comment on the need for improvements to West Street.
- I. The applicant shall guarantee the paving of the proposed interior street.
- J. City Fire Department shall comment on the street name.

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

- S. 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 12/10/98)

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LOCATION: East side of West St., South of Pawnee

SITE SIZE: 26.78 acres

NUMBER OF LOTS

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

off-site drainage

V SS

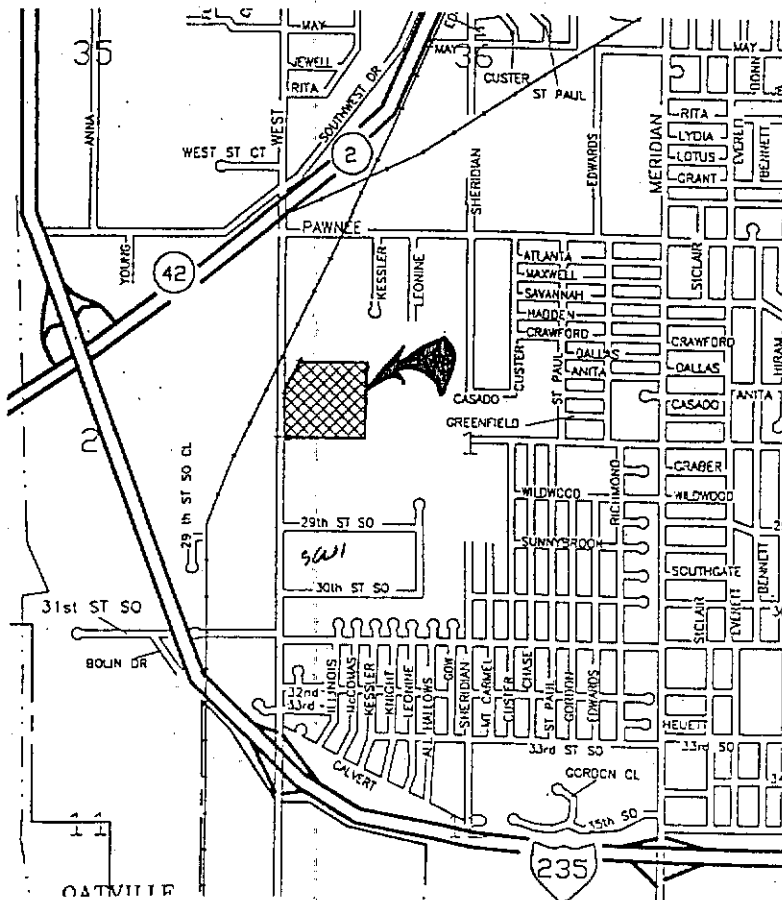
MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

SS # 22

VICINITY MAP



Note: This is a replat of Lot 1, Westport Industrial Park 7th Addition. The street layout and lot configuration for this final plat are the same as indicated on the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to verify if any other additional guarantees are required. A sanitary sewer layout is requested.
- 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. The drainage plan needs to be submitted.
- D. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- E. 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.
- F. 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.
- G. The applicant shall guarantee the paving of the proposed interior street.
- H. City Fire Department shall comment on the street name. West Street Court shall be renamed West Court.

The final plat has included the requested street name change.
- I. The MAPC signature block needs to identify William M. Johnson as Chairman.
- 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. **KGE has requested additional easements which have been denoted on the final plat.**
- 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.

DESCRIBE FIGURE BEARINGS 1

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			.0000	.0000
2	N 00 00 00.000 E	631.1100	631.1100	.0000
3	N 23 11 18.000 E	469.0000	1062.2221	184.6710
4	N 89 31 00.000 E	950.7900	1070.2426	1135.4271
5	S 00 14 41.000 E	1060.4300	9.8223	1139.9564
6	S 89 30 23.000 W	1140.0000	.0012	-.0012
1	S 46 59 40.590 E	.0017	.0000	.0000

CLOSURE 1 6

LENGTH OF TRAVERSE = 4251.3317
 CLOSURE DISTANCE = .0017
 CLOSURE DIRECTION = N 46 59 40.590 W
 CLOSURE RATIO = 1/ 2497452.6

PRINTER OFF

** PRINTER HAS BEEN TURNED OFF