

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-1 - WEST WAREHOUSE 2ND ADDITION

OWNER/APPLICANT: Jack Banks, P.O. Box 1973, Wichita, KS 67201

SURVEYOR/ENGINEER: Austin Miller, Attn: Kirk Miller, 254 S. Laura, #210, Wichita, KS 67211

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

SITE SIZE: 4.79 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

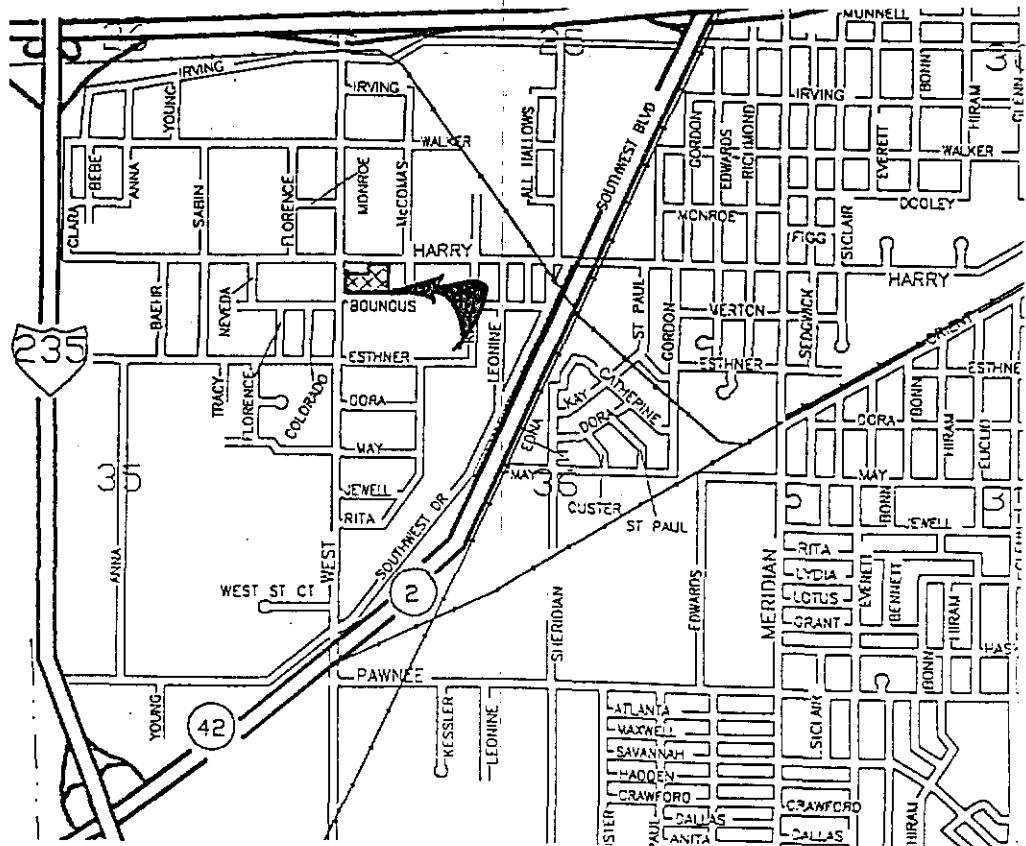
Handwritten notes:
F R/W
Cross Lot drainage agreement
L-173

MINIMUM LOT AREA: 17,888 sq. ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



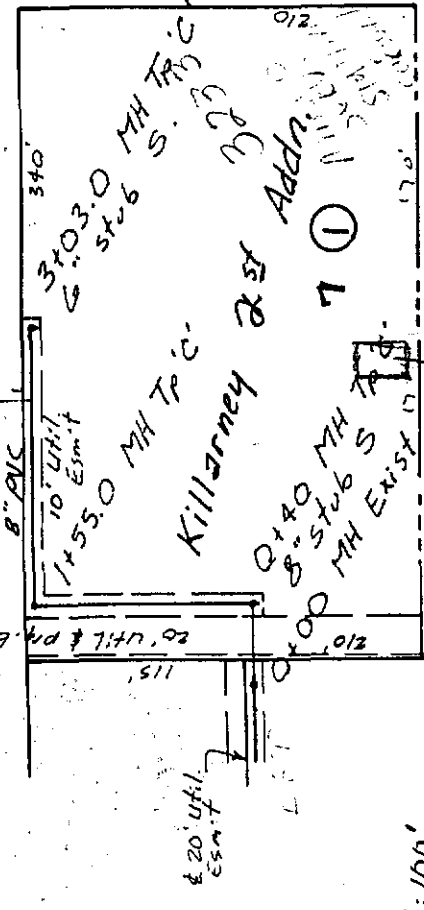
Note: This is a replat of the West Warehouse Addition. Commercial structures exist on each of the proposed lots.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The final plat needs to include utility easements for the sanitary sewer lines depicted on the preliminary plat along the north and east lines of Lot 5.
- 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. The preliminary plat denotes two existing openings along West, one opening along Harry and three openings along Bounous. Access controls need to be denoted along West Street and Harry and referenced in the plat's text.
- E. The centerline of West, Harry and Bounous needs to be denoted on the plat.
- F. The City Clerk should be revised to read, "Pat Burnett".
- G. The final plat tracing shall reference a tie point to a previously platted section corner.
- H. All owners noted in the platting binder need to be signatories to this plat.
- I. 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.
- J. The legal description shall be revised to reference the "West Warehouse Addition".
- K. The land being platted does not correspond with the legal description in the platting binder; as it only describes Lot 5. An updated platting binder shall be submitted.
- L. 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.)
- M. 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.

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

32nd St. No.



1" = 100'

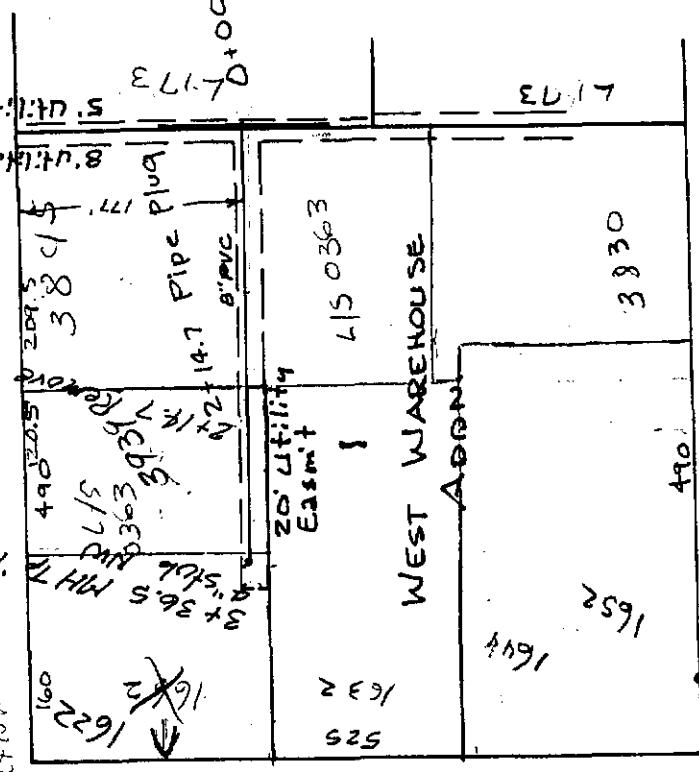
Treatment System Container Cook
 Geonliner. Clean up?
 For Amoco Station. This
 container to be moved after
 operation is completed and
 sig done on sewer connection
 10/11/90
 BL

Rock Rd.

LAT 45, MAIN 7, S.S. # 23
 468-76-245-81864-000-000-001
 Built By Stannard Const.
 Booked 9-19-88 from Plan

HTP

HARRY



WEST

Priv. S.S. for Lot 1
 West Warehouse Addr.
 468-76-245-80001-000-000-180
 Built By McCullough Excavating
 Booked 10-11-88 from As Built Plan

HTP

iv. S.S. for Lot 1, West Warehouse Area.
 54 PPS Built By Dondlinger & Sons
 Booked 8-27-90 from ~~As~~ As Builts



SCALE 1" = 150'

The existing sanitary sewer in Lot 1, West Warehouse Addition lies near the south line of Lot 2, West Warehouse Addition, as was determined by a field survey. The sewer line falls within the proposed sanitary sewer easement. The proposed easement is at the same location as the existing easement.

