

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 18  
December 10, 1998**

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

**CASE NUMBER:** S/D 98-104 - STORAGE CENTER ADDITION

**OWNER/APPLICANT:** Colby Sandlian, 435 N. Broadway, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Municipal Engineers, P.A., 254 Laura, #201, Wichita, KS 67211

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

**SITE SIZE:** 6 acres

**NUMBER OF LOTS**

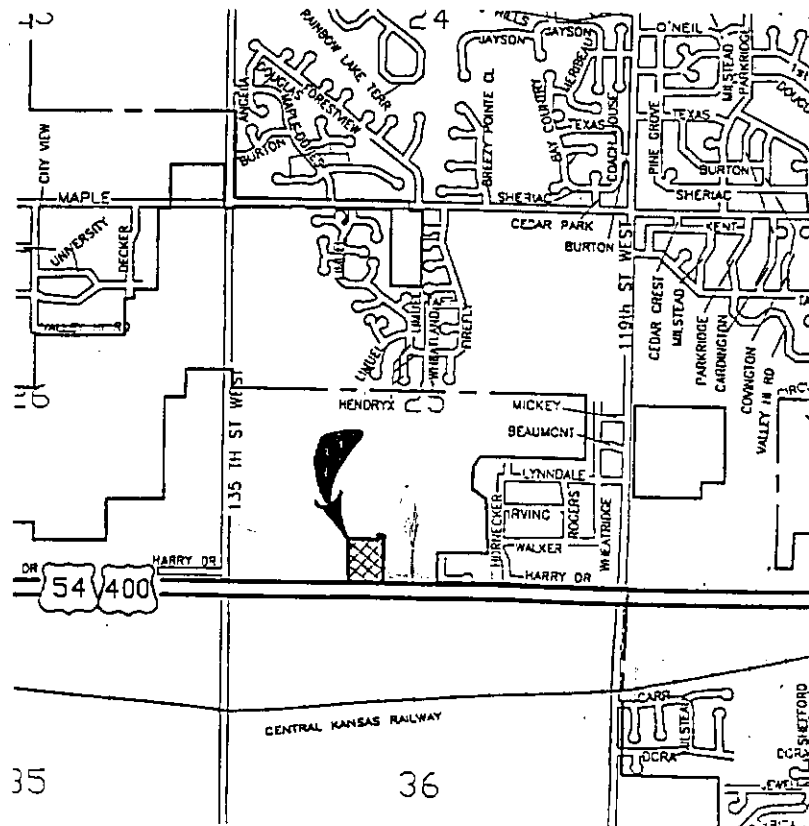
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 6 acres

**CURRENT ZONING:** GC, General Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. County Engineering needs to indicate if any guarantees are needed.
- C. The site is located within the Northwest Wichita sanitary sewer growth limits. City Engineering needs to indicate if petitions for future extensions of municipal water and 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. The site currently has access to Kellogg through a frontage road. The applicant shall include in the plat's text the following language, "Access to Kellogg from the frontage road may be modified at the discretion of the governing body having jurisdiction." The final plat tracing shall denote complete access control along Kellogg and reference the access control in the plat's text.
- G. The distance from the plat to the tie point to the west shall be denoted.
- H. The MAPC Chairman should be revised to read, "William M. Johnson".
- I. 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.
- 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.

**STAFF REPORT**  
(One-Step Final Plat, Deferred 12/10/98)

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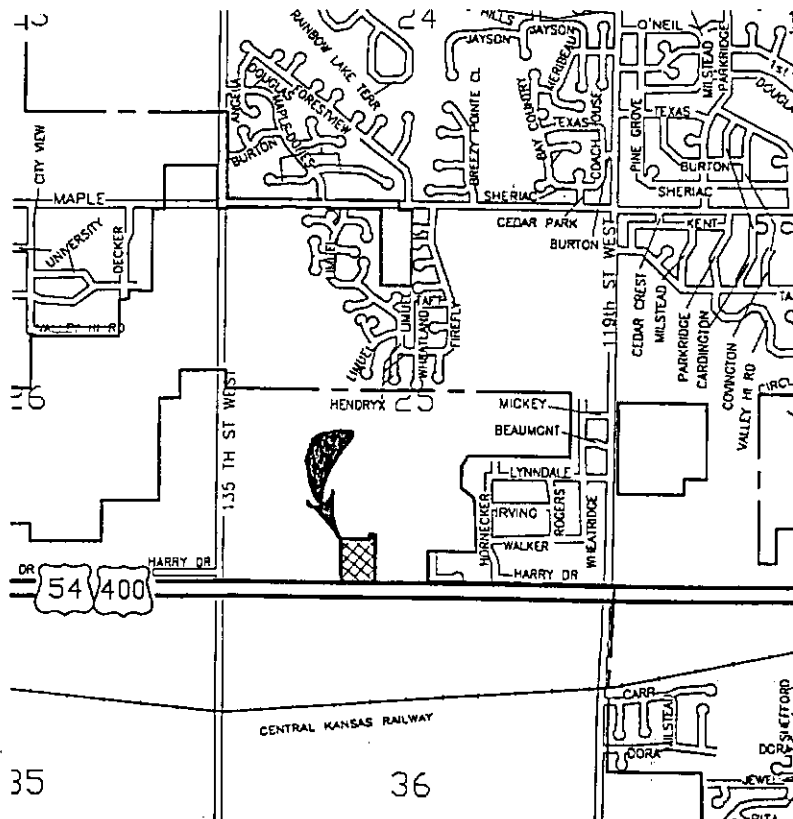
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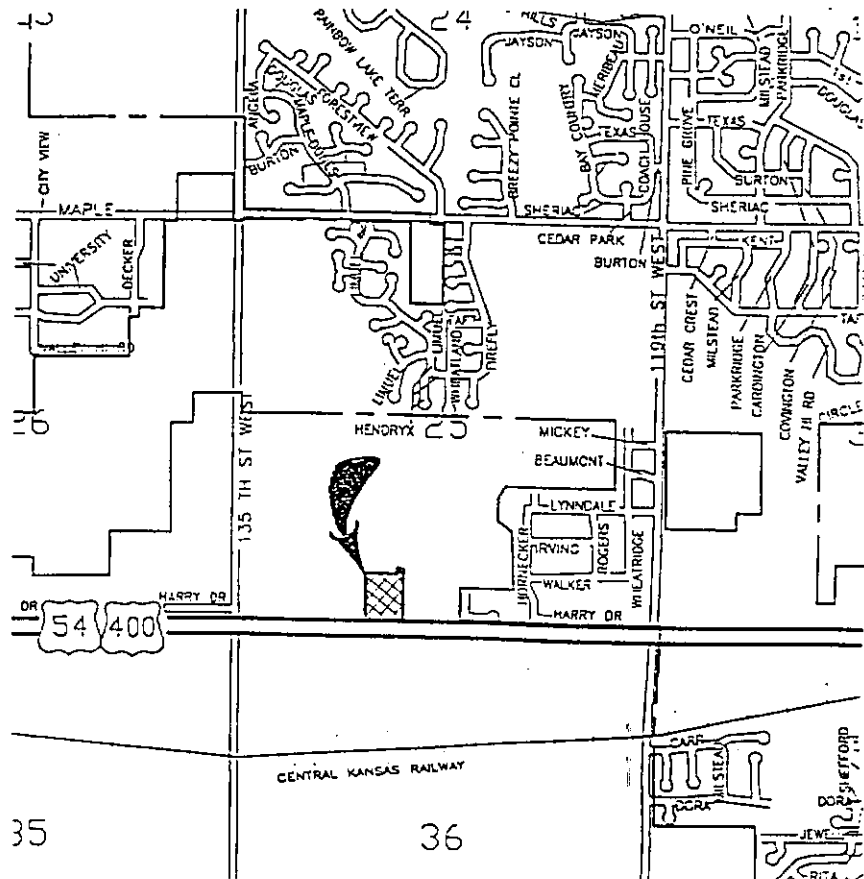
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B.K.  
2/22/99

# STORAGE CENTER ADDITION

## CLOSURE CALCULATIONS

POINT NO.	BEARING	DISTANCE	NORTHING	EASTING
8			1,142.54	2,983.52
	N 89°-45'-32" E	499.60		
9			1,144.64	2,483.93
	N 00°-02'-28" E	590.54		
10			1,735.18	2,484.35
	N 89°-45'-14" E	341.05		
11			1,736.65	2,825.40
	N 89°-59'-04" E	108.60		
12			1,736.68	2,934.00
	N 00°-02'-44" E	30.00		
13			1,766.68	2,934.02
	N 89°-59'-04" E	50.00		
14			1,766.69	2,984.02
	S 00°-02'-44" W	624.13		
8			1,142.54	2,983.52

TOTAL AREA = 6.83 AC ±



SCALE : 1" = 100'

**LEGEND:**

- △ Govt. Corner
- 5/8" Rebar Set
- Rebar Found
- X 'X' cut in Concrete

