CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 29, 2018

Bridge Properties, LLC
Attn: Justin
P.O. Box 781129
Wichita, KS 67278

RE: BZA2018-00063: City Administrative Adjustment to CON2017-28 to revise the approved site plan showing new location of duplexes and driveways.

Legal Description: Lot 2 and the north 30 feet of Lot 4, Block 17, Parkwilde Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for approval of a revised site plan for 258 North Florence as drawn by KE Miller Engineering.

We find that approving the revised site plan meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The revised location of the duplex structures and driveway access to the property will not negatively affect pedestrian and traffic circulation in the vicinity.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the adjusted site plan; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential and LC Limited Commercial. The revised site plan will not impact the surrounding uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to revise the site plan for CON2017-28 is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved revised site plan.

2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

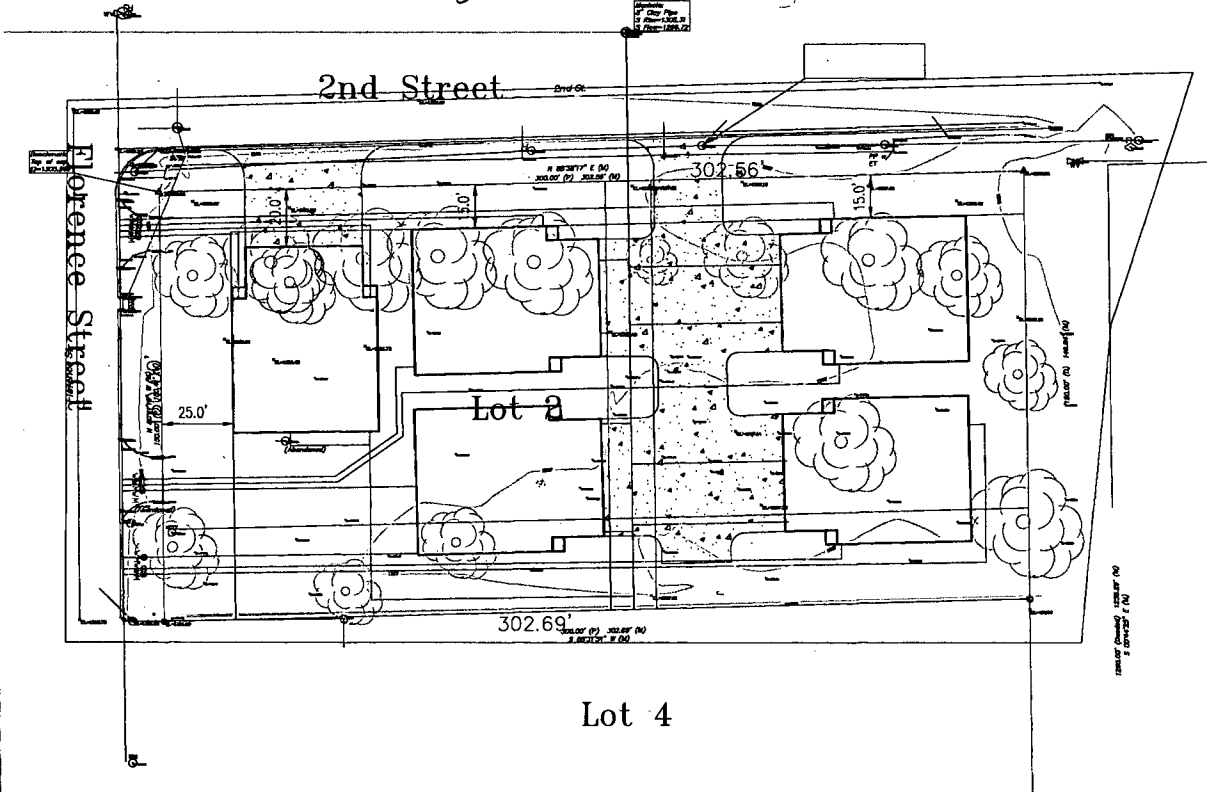
Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, Community Services Representative District VI

REVISED SITE PLAN

SITE PLAN

APPROVED 10/29/18 BY RLmorgan



Benchmarks

Top of cap in NE property corner, ½" rebar.

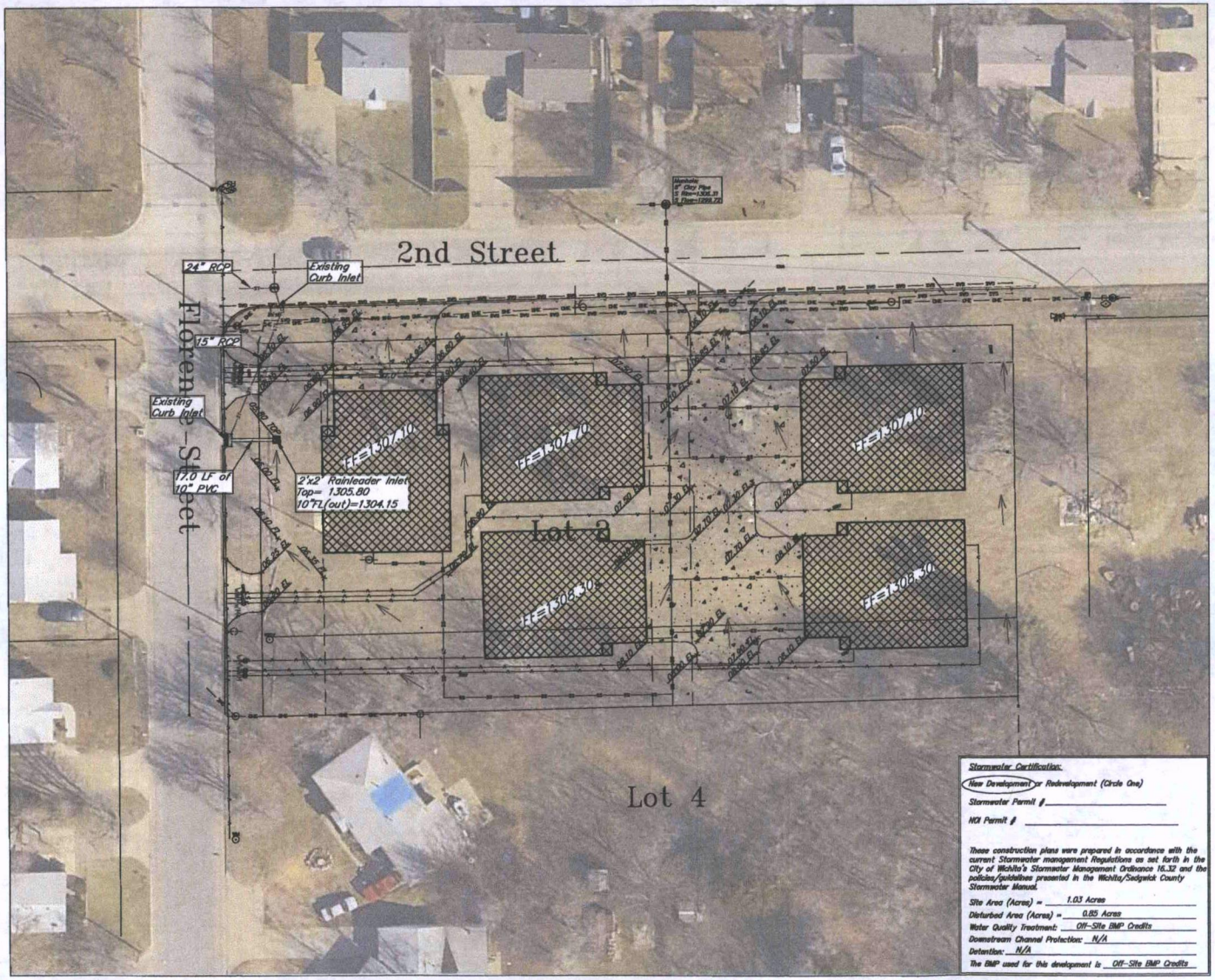
Elevation= 1305.86 NAVD 88

HORIZONTAL SCALE
(IN FEET)
1 inch = 30 ft.

Florence Street Duplexes
Site Plan
Wichita, Kansas

KEMILLER ENGINEERING PA

PROJECT NUMBER				
KEM NO. 18050	FILE	DATE 5/2018	SHEET 1.0
DESIGN KM	DRAWN DM	REVISED	



Grading Legend:

EP = Edge of Pavement
EL = Elevation
FL = Flow Line
HP = High Point
TC = Top of Curb
SW = Top of Sidewalk
TP = Top of Pavement
TW = Top of Wall
FFE = Finish Floor Elevation
Flow Arrows
Existing contours

Grade elevations = 1300.00 + marked elevation

Benchmarks
Top of cap in NE property corner, ½" rebar.
Elevation= 1305.98 NAVD 88

Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit #

MDI Permit #

These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Site Area (Acres) = 1.03 Acres
Disturbed Area (Acres) = 0.85 Acres
Water Quality Treatment: Off-Site BMP Credits
Downstream Channel Protection: N/A
Detention: N/A
The BMP used for this development is Off-Site BMP Credits

Runoff Calculations (2-, 5-, 10-, 25-, and 100-yr)

EXISTING SITE

DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	1.03	15	80	3.18	3.29	4.08	5.13	7.12	Runoff from undeveloped site northeast to SW/S at corner of 2nd & Florence St

DEVELOPED SITE

DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	1.03	15	80	3.20	4.38	5.20	6.24	8.21	Runoff from Developed site northeast to SW/S at corner of 2nd & Florence St

Notes:
1. Existing and developed flows are calculated using the Rational method. "CN" & "I" values are established from "City of Wichita Stormwater Design Manual."
2. The designated 100-yr floodplain is not located on or near the site. (FIRM 20173C0541G, Revised, December 22, 2016)

Onsite drainage basin, Area = 1.03 acres

HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

CHRIS MILLER 10.18.2018 11283 REGISTERED PROFESSIONAL ENGINEER

THIS SHEET WAS SEALED, SIGNED AND DATED ELECTRONICALLY

Florence Street Duplexes
Drainage Plan
Wichita, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0202

PROJECT NUMBER			
KEM NO. 18050	FILE	DATE 10/2018	SHEET 5.0
DESIGN KM	DRAWN DM	REVISED	

SITE PLAN

APPROVED 10/29/18 BY Rlmorga