WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 13, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 99-63 -- Plat of S & D EQUIPMENT ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the SD Committee subject to the conditions stated in our letter of October 23, 1999 with the exception of Item D. Item D shall be revised to state:

"The applicant shall provide a Restrictive Covenant stating that upon the platting of the adjoining lot to the south, the southernmost access opening shall be relocated to be centered along the south property line, unless the proposed use of the property to the south consists of a drive-through bank, drive-through restaurant, convenience store, gas station or other similar high-volume, traffic-generating use.

If you should have any questions, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: John J. Cammon, 219 N. West Street, Wichita, KS 67203
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Matt Eck, Caywood, LLC, 5512 W. Central, Wichita, KS 67212

WICHITA — SEDGWICK COUNTY

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October 28, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 99-63 -- One-Step Final Plat of S & D EQUIPMENT ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 22, 1999, with the exception of Item D. Item D shall be revised to state, "The Applicant shall submit a document to the Metropolitan Area Planning Department stating his consent to a request for a joint access easement from the adjoining property owner to the south."

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

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(316) 268-4421
FAX (316) 268-4390

October 22, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 99-63 -- One-Step Final Plat of S & D EQUIPMENT ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. It appears that existing municipal services are available to serve this site. The applicant shall plat an additional 4-ft of utility easement to conform with the standard 20-ft utility easement. City Engineering needs to comment on the need for any guarantees or easements. ***A guarantee for the extension of storm sewer is required.*** 11-15-99 per Vicky "May be part of Site development" No guarantee needed

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 is approved.***

D. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along West Street. ***Traffic Engineering has approved one joint access opening along the north property line and one opening located along the south property line. The Applicant shall submit an Agreement which consents to future use of the southernmost access opening by the property owner to the south.***

E. The MAPC Chair should be revised to reference "Frank Garofalo".

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 final plat tracing shall reference a tie point to a section corner.

H. The name of the owner of the property indicated in the platting binder must correspond with the owner's name on the plat.

I. The plattor'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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 28, 1999, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: John J. Cammon, 219 N. West Street, Wichita, KS 67203
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
APRIL 13, 2000

STAFF REPORT
(One-Step Final Plat Approved 10/21/99)

CASE NUMBER: S/D 99-63 -- S & D EQUIPMENT ADDITION

OWNER/APPLICANT: John J. Cammon, 219 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Douglas Avenue, West side of West Street

SITE SIZE: .96 Acres

NUMBER OF LOTS

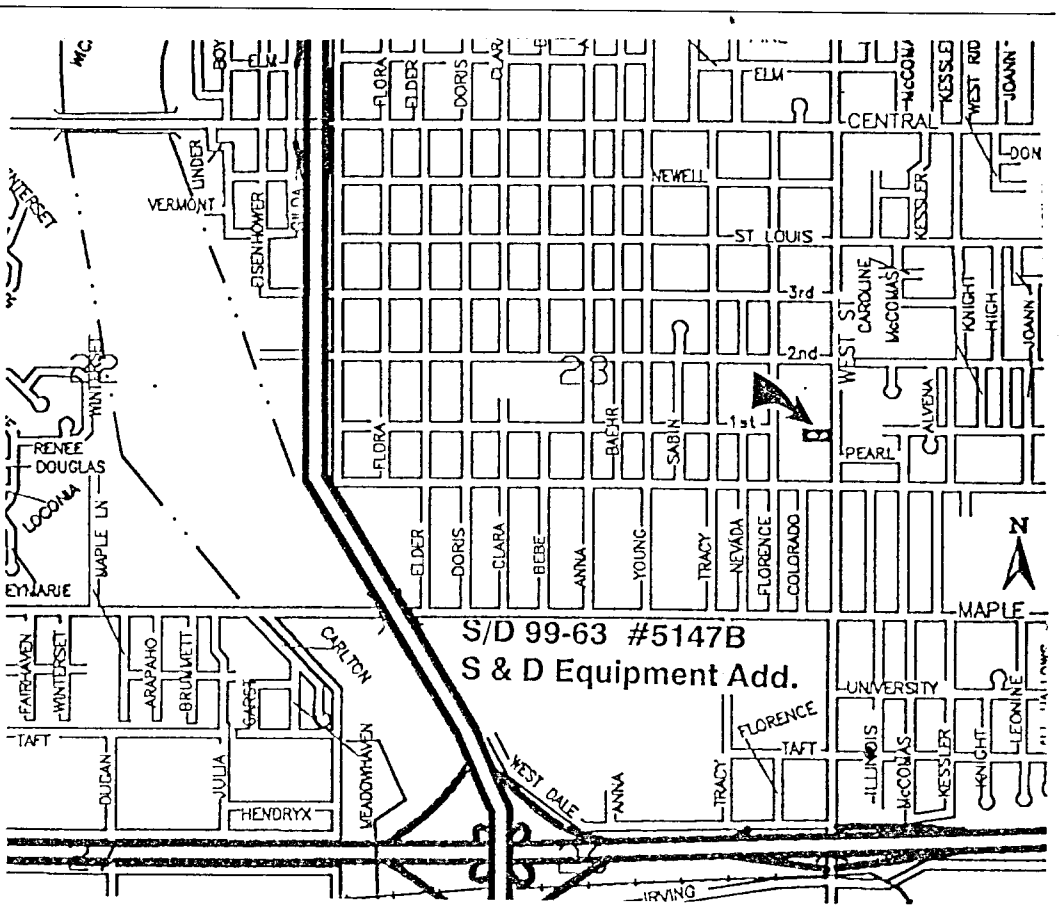
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 42,285 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential
B, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3328) from SF-6, Single-Family Residential and B, Multi-Family Residential to LC, Limited Commercial. It is a replat of a portion of the Parkwilde Addition in addition to the south half of the vacated Academy Avenue. A contingent street dedication has been provided along the west line of the plat.

STAFF COMMENTS:

A. It appears that existing municipal services are available to serve this site. The applicant shall plat an additional 4-ft of utility easement to conform with the standard 20-ft utility easement. **City Engineering** needs to comment on the need for any guarantees or easements. ***A guarantee for the extension of storm sewer is 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 plan. ***The drainage plan is approved.***

D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along West Street. ***Traffic Engineering has approved one joint access opening along the north property line and one opening located along the south property line. The Applicant shall submit an Agreement which consents to future use of the southernmost access opening by the property owner to the south.***

E. The MAPC Chair should be revised to reference "Frank Garofalo".

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 final plat tracing shall reference a tie point to a section corner.

H. The name of the owner of the property indicated in the platting binder must correspond with the owner's name on the plat.

I. The plattor'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.