

CERTIFIED ENGINEERING DESIGN

438 North Ohio
Wichita, KS 67214
(316)262-8808 Office
(316)262-0080 Fax

December 8, 1997

Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

Re: Drainage Plan
R.H. McComb Addition

Dear Ms. Huang:

Attached please find a drainage plan prepared for the preliminary plat of the above referenced addition. Please review this information at your earliest convenience and notify me of your comments. If you have questions, please call me at 262-8808.

Sincerely,



Harlan D. Foraker, P.E.
Kansas P.E. No. 10891

CERTIFIED ENGINEERING DESIGN

cc: Sandalwood Surveying, Inc.

RECEIVED

DEC - 9 1997

CITY - ENGINEERING

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 12

December 11, 1997

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

CASE NUMBER: S/D 97-93 - R.H. MCCOMB ADDITION

OWNER/APPLICANT: Robert H. McComb, 2317 Sand Plum Court,
Wichita, KS 67205

SURVEYOR/ENGINEER: Jim E. Bishop, Sandalwood Surveying Inc.,
P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: South side of 27th Street South, East of Seneca

SITE SIZE: 1 acre

NUMBER OF LOTS

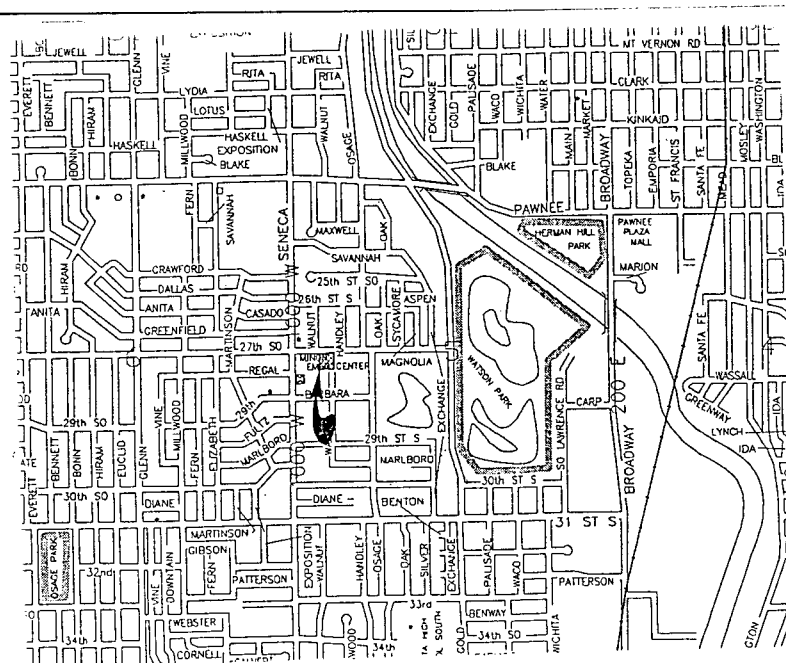
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 7,311 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

Note: This plat dedicates a T-type turnaround for Walnut Street as opposed to a connection with 27th Street South due to the location of an existing single-family dwelling east of this plat.

- A. City Engineering needs to indicate if guarantees are required for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The reference tie point to the section corner needs to be corrected to denote the range as "1E".
- D. 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.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. The lot depth to lot width ratio of 2.5 to 1 is exceeded by each of the four lots and a waiver is needed for the approval of this plat.
- G. The 15-foot setback platted from Walnut is insufficient. A 25-foot setback is required.
- H. On the final plat tracing, the Chair of the MAPC should read Richard Lopez.
- I. Since this plat is dedicating right-of-way for Walnut, the face of the plat shall clearly indicate such a dedication and appropriate language included in the plat's text.
- J. Traffic Engineering and City Fire Department needs to comment on the T-type turnaround proposed for Walnut Street which currently serves ten existing single-family dwellings south of this plat and measures 460 feet in length.

- K. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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. 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. This will be used by the City and County GIS Department.