

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

| | | | |
|----------------------------------|---------|---------|---------------|
| DATE | 6-23-98 | JOB NO. | 36-98157-4447 |
| ATTENTION | | | |
| RE: PLAZA CENTRAL OFFICE PARK | | | |
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TO VICKY HUANG, P.E.
ENGINEERING DEPT.
7TH FLOOR, CITY HALL

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------|-----|------------------|
| 1 | | | DRAINAGE CONCEPT |
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THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILE

SIGNED: GARY WILBY

If enclosures are not as noted, kindly notify us at once.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8.

July 9, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-72 - PLAZA CENTRAL OFFICE PARK ADDITION

OWNER/APPLICANT: Gail P. Hilger, 12211 E. Central, Wichita, KS 67206;
Duane L. O'Hara, 12123 E. Central, Wichita, KS 67206;
Clarence B. Shelman, Jr., 430 Jackson, Wichita, KS 67206;
(Contract Purchaser): PDS Development Co., Inc., Attn: John Greenstreet, 6100 E. Central, Suite 215, Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.,
Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of Central, west of 127th Street East

SITE SIZE: 8.6 acres

NUMBER OF LOTS

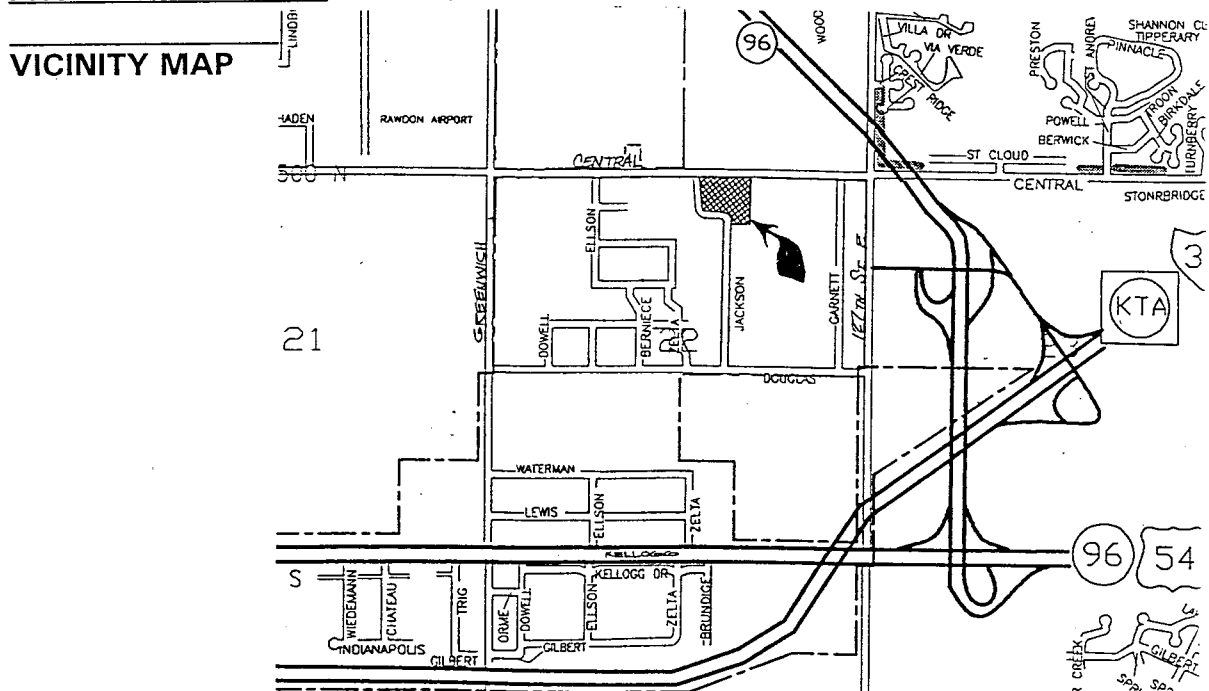
| | |
|--------------|---|
| Residential: | |
| Office: | 5 |
| Commercial: | |
| Industrial: | |
| Total: | 5 |

*Ext. W.
Min Pad
Improve Jackson*

MINIMUM LOT AREA: 30,308 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: GO, General Office



Note: This site has been approved for a zone change (Z-3262) from SF-6, Single-Family to GO, General Office subject to replatting. The site is also subject to provisions of a Protective Overlay regarding use restrictions, floor area, signs, architectural controls, height limits, setbacks, and access controls. This site was annexed on November 28, 1997.

STAFF COMMENTS:

- A. Existing sanitary sewer and municipal water services appear to be available to serve this site. This site is located in the County's Four Mile Creek sewer system and will be served by the County. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- 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 concept.
- D. Traffic Engineering needs to comment on the proposed access controls. The Subdivision regulations encourage shared access for multiple lot subdivisions along arterials. The plat denotes one access opening per lot along Central, and a shared access between two lots along Jackson. The Protective Overlay limited the site to one opening along Jackson. On the final plat tracing, since the site is within Wichita's City limits, the plattor's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the openings are subject to the approval of the City Engineer. ~~The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.~~
- E. Provision shall be made for ownership and maintenance of the reserve. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- F. Traffic Engineering needs to comment on the need for street improvements.
- G. In accordance with the Protective Overlay, a 100-ft building setback shall be

denoted from Central.

- H. A Notice of Protective Overlay document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- I. A note shall be included on the face of the plat that this Addition is subject to conditions of Protective Overlay District #33.
- 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. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 14.

September 3, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/9/98)

CASE NUMBER: S/D 98-72 - PLAZA CENTRAL OFFICE PARK ADDITION

OWNER/APPLICANT: Gail P. Hilger, 12211 E. Central, Wichita, KS 67206;
Duane L. O'Hara, 12123 E. Central, Wichita, KS 67206;
Clarence B. Shelman, Jr., 430 Jackson, Wichita, KS
67206; (Contract Purchaser): PDS Development Co., Inc.,
Attn: John Greenstreet, 6100 E. Central, Suite 215,
Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary
Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of Central, west of 127th Street East

SITE SIZE: 8.6 acres

NUMBER OF LOTS

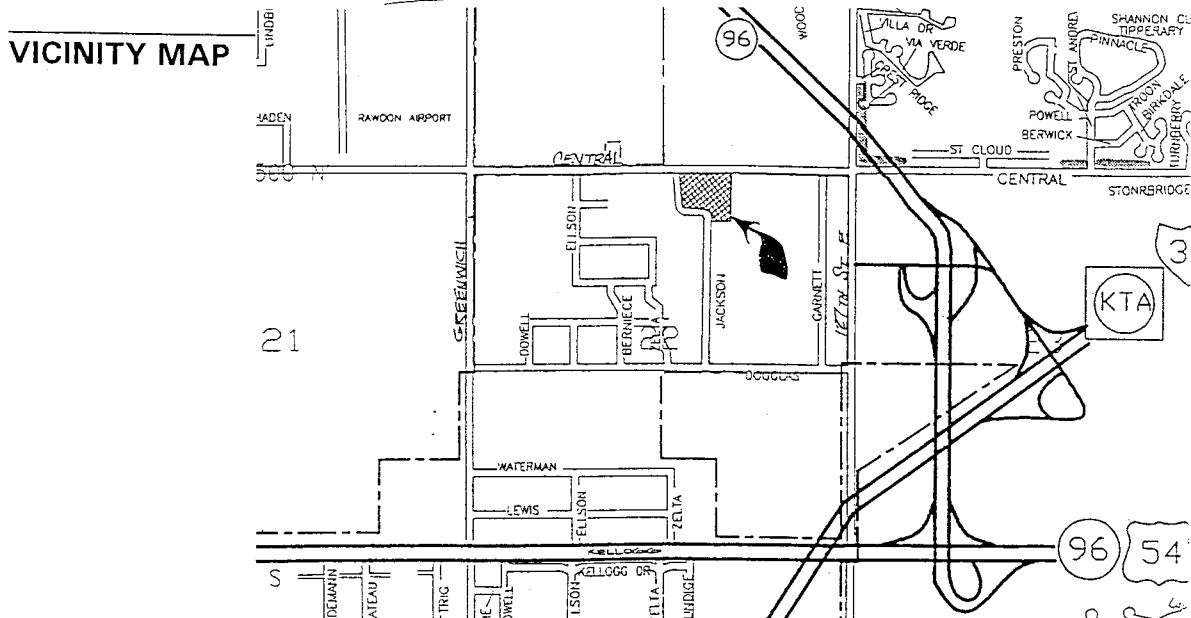
| | |
|--------------|---|
| Residential: | |
| Office: | 5 |
| Commercial: | |
| Industrial: | |
| Total: | 5 |

*Min Pad
lot 5?
lot 4*

MINIMUM LOT AREA: 30,308 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: GO, General Office



Note: This site has been approved for a zone change (Z-3262) from SF-6, Single-Family to GO, General Office subject to replatting. The site is also subject to provisions of a Protective Overlay regarding use restrictions, floor area, signs, architectural controls, height limits, setbacks, and access controls. This site was annexed on November 28, 1997.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A guarantee is needed for the extension of municipal water.**
- 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. **Traffic Engineering** needs to comment on the proposed access controls. The Subdivision regulations encourage shared access for multiple lot subdivisions along arterials. The Protective Overlay limited the site to one opening along Jackson. **The plat shall denote a joint opening between lots 1 and 2 and one access opening on Lot 3. 150 feet of complete access control along Central shall be dedicated from the east line of the plat.**

The final plat denotes two access openings along Central (one joint access between lots 2 and 3) and a joint access between two lots along Jackson.
- E. Provision shall be made for ownership and maintenance of the reserve. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- F. **Traffic Engineering** needs to comment on the need for street improvements. **The applicant shall guarantee the paving of Jackson to commercial street standards; and a 35-foot half street right-of-way will be needed. Complete access control along Jackson will be needed until the paving of Jackson is completed.**

The final plat denotes the additional right-of-way dedication. The off-site right-of-way dedication needs to be established by separate instrument.

- G. The final tracing shall indicate the centerline of Jackson with a bold line. The arrow denoting the off-site dedication needs to point to the correct line.
- H. A Notice of Protective Overlay document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- I. A note shall be included on the face of the plat that this Addition is subject to conditions of Protective Overlay District #33.
- 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.

S/D 98-72- Final Plat of PLAZA CENTRAL OFFICE PARK ADDITION
September 3, 1998 - Page 4

- 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. ***KG&E has requested additional easements which are denoted on the final plat.***
- R. 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.

FINAL PLAT BOUNDARY FOR PLAZA CENTRAL OFFICE PARK 2ND ADDITION

200 North: 576702.4985 East : 376908.5380
Line Course: N 89-03-33 E Length: 330.00'

201 North: 576707.9176 East : 377238.4936
Line Course: N 89-02-23 E Length: 192.11'

202 North: 576711.1368 East : 377430.5800
Line Course: S 07-27-37 E Length: 395.14'

203 North: 576319.3444 East : 377481.8832
Curve Length: 167.92' Radius: 115.22'
Delta: -83-30-00 Tangent: 102.84'
Chord: 153.45' Course: S 49-12-37 E
Course In: N 82-32-23 E Course Out: S 00-57-36 E
RP North: 576334.3041 East : 377596.1274

204 End North: 576219.1007 East : 377598.0582
Line Course: N 89-02-23 E Length: 246.99'

206 North: 576223.2396 East : 377845.0168
Curve Length: 55.07' Radius: 35.00'
Delta: 90-08-36 Tangent: 35.09'
Chord: 49.56' Course: S 45-53-19 E
Course In: S 00-57-37 E Course Out: N 89-10-59 E
RP North: 576188.2445 East : 377845.6033

207 End North: 576188.7435 East : 377880.5997
Line Course: S 00-49-01 E Length: 80.04'

209 North: 576108.7118 East : 377881.7409
Line Course: S 89-01-51 W Length: 634.16'

210 North: 576097.9867 East : 377247.6755
Line Course: S 89-03-33 W Length: 330.00'

211 North: 576092.5682 East : 376917.7200
Line Course: N 00-51-45 W Length: 610.00'

200 North: 576702.4985 East : 376908.5380

Perimeter: 3041.42' Area: 385,463 sq.ft. 8.85 acres

d a003
d a003

PLAZA CENTRAL OFF. PARK

A003 PLNP CLOSURE 2-3-99

| | | | | | | | |
|---------|----------------------|-------|---------------------------|---|-------------|---|--------------|
| 70 | | N | 576724.6683 | E | 378237.9819 | S | 0+00 |
| | S 89°02'23.5" W | | 737.074 ft | | | | |
| 71 | | N | 576712.3172 | E | 377501.0112 | S | 7+37.07 |
| | S 07°27'36.5" E | | 387.248 ft | | | | |
| PC4 | DB = S 07°27'36.5" E | N | 576328.3474 | E | 377551.2900 | S | 11+24.32 |
| | T = 40.16 L = | | 65.58 DEL= - 83°30'00.0" | | | | |
| PI4 | DC = S 49°12'36.5" E | N | 576288.5234 | E | 377556.5048 | S | 11+64.49 |
| | LC = 59.93 R = | | 45.00 DEG= undefined | | | | |
| PT4 | DA = N 89°02'23.5" E | N | 576289.1964 | E | 377596.6632 | S | 11+89.90 |
| | N 89°02'23.5" E | | 247.201 ft | | | | |
| PC3 | DB = N 89°02'23.5" E | N | 576293.3387 | E | 377843.8295 | S | 14+37.10 |
| | T = 105.26 L = | | 165.20 DEL= + 90°08'35.5" | | | | |
| PI3 | DC = S 45°53'18.8" E | N | 576295.1026 | E | 377949.0774 | S | 15+42.37 |
| | LC = 148.68 R = | | 105.00 DEG= 54°34'02.7" | | | | |
| PT3 | DA = S 00°49'01.1" E | N | 576189.8506 | E | 377950.5783 | S | 16+02.30 |
| | S 00°49'01.1" E | | 79.948 ft | | | | |
| 74 | | N | 576109.9105 | E | 377951.7182 | S | 16+82.25 |
| | N 89°02'23.5" E | | 295.001 ft | | | | |
| 54 | | N | 576114.8538 | E | 378246.6777 | S | 19+77.25 |
| | N 00°49'01.1" W | | 609.876 ft | | | | |
| 70 | | N | 576724.6683 | E | 378237.9819 | S | 25+87.13 |
| LENGTH= | 2587.125 ft | AREA= | 359195.4 sf | | | | 8.2460 Acres |

a p
a p