



May 7, 1996

Vicky Huang, P.E.  
City of Wichita Engineering  
455 N. Main - 7th Floor  
Wichita, KS 67202

Re:   TFC Addition  
      Drainage & Utility Concept

Enclosed for your review is the referenced drawing. Indicated on the drawing is the minimum pad elevations and a table which computes the volume of lake exchanged by the relocation. Please review and call me if you have questions.

Sincerely,

**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

  
Greg Allison, P.E.

GJAvay

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 9, 1996

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 96-24 T.F.C. ADDITION

**OWNER/APPLICANT:** Keith Anderson - T.F.C., Inc., 1125 S. Rock Road, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206

**LOCATION:** East of Rock Road and north of the K-96 Northeast Expressway (south of 37th Street North).

**SITE SIZE:** 3.9 Acres

*Mini Pad*

**NUMBER OF LOTS**

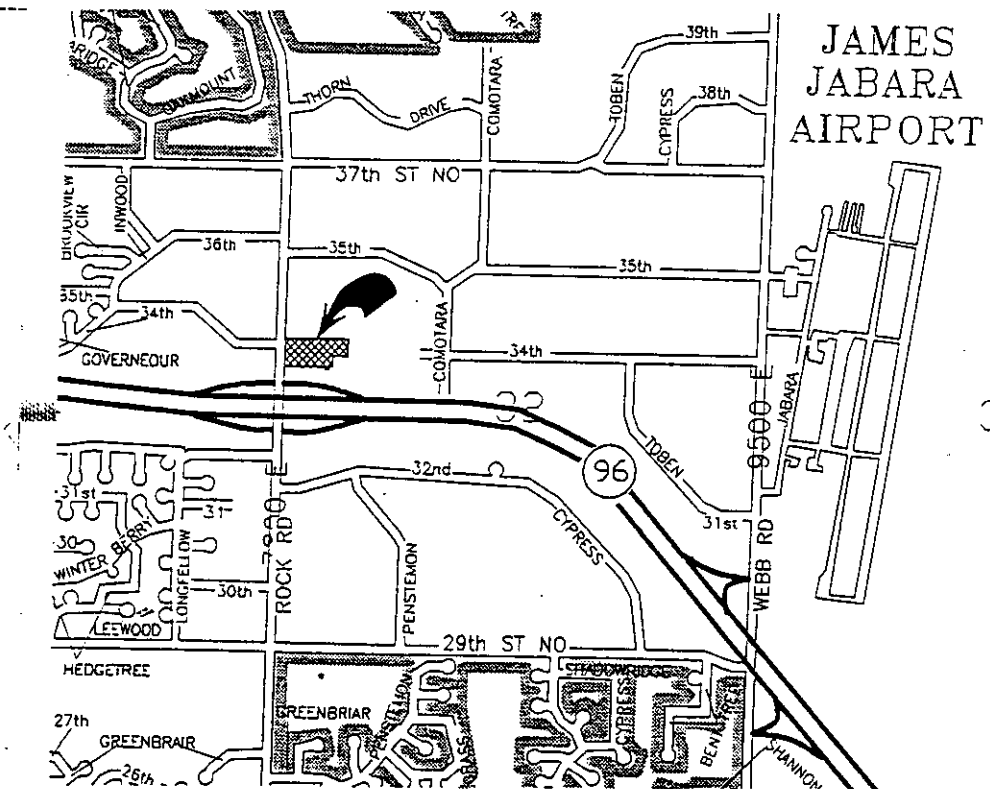
Residential:  
Office:  
Commercial:  
Industrial: 2  
Total: 2

**MINIMUM LOT AREA:** 1.35 Acres

**CURRENT ZONING:** "E" ("LI") Limited Industrial

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This Addition involves a replat of an area originally platted in part as a floodway (non-FEMA) for the Stonehedge (1st) Addition. Most of Lot 1 in particular was originally shown as floodway. The applicant has submitted a drainage and utility concept along with the preliminary plat which indicates the plan to alter the floodway area by enlarging the floodway to the north and east while reclaiming the area now being platted as Lot 1. Most of the enlargement of the area for floodway will be off-site, on the adjacent Addition (Stonehedge 2nd) with apparently soil removed from the one area being transferred for fill on this site.

STAFF COMMENTS:

- A. City Engineering needs to comment upon any improvements needed to serve the additional lots now being created by this replat. That is, is City sewer and water presently available. In particular, are any drainage guarantees required by the City due to this site's major alteration to the site's drainage.

Both City Engineering and the Applicant need to indicate conditions or requirements involving the extensive "off-site" nature of the floodway changes.

- B. Traffic Engineering needs to indicate if any traffic improvements need to be guaranteed. Also, Traffic Engineering needs to comment on this plat's and the previously platted access controls for the site. This plat shows an existing opening at the center of the site being relocated to the north line of the site (Lot 1).

Technically, Lot 2 will have indirect access to a public street (Rock Road). Based on 'E' (LI) zoning, all lots are expected to have direct access to a public street. While moderate change in lot lines would allow both Lots to use the existing opening, if the proposed change in the location of the opening is necessary, an easement or agreement for cross-lot access will be required and needs to be created as a platting requirement. Again, Traffic Engineering needs to comment on the acceptability of such access in this case.

- C. If the access opening is changed (to as shown by this plat), the applicant shall guarantee the closure of the existing opening to Rock Road.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The Applicant is advised that this platting of a portion of Lot 1, Block 5 of the Stonehedge plat, leaves the remaining portion of that lot as a "tract" or lot portion and future expansion of the site's existing uses or future development of that site will be restricted unless it is also replatted or approved as a building site by a lot split.
- F. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- H. 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. **Engineering** needs to indicate if this situation involves requiring such a covenant. That is, is the drainage in this case involving a public interest or basically a site specific situation.
- I. As required for the original plat, a minimum building pad elevation shall be shown for this site, unless indicated otherwise by City Engineering.
- Both on-site and off-site benchmarks shall also be shown.
- J. If this site designates an area of Reserves for purpose of a "floodway", the plattor's text shall reference the standard floodway language.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. 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.)
- O. 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.
- P. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept.