

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

June 5, 1997

STAFF REPORT
(One-Step Preliminary-Final Plat)

CASE NUMBER: S/D 97-38 - MEDITERRANEAN OFFICE PARK ADDITION

OWNER/APPLICANT: Koch Properties, Inc., % Frank Mills
4111 East 37th Street North, Wichita, KS 67220

AGENT: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206

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

LOCATION: Located Southwest of K-96 and North of 29th Street.

SITE SIZE: 11.07 +/- Acres

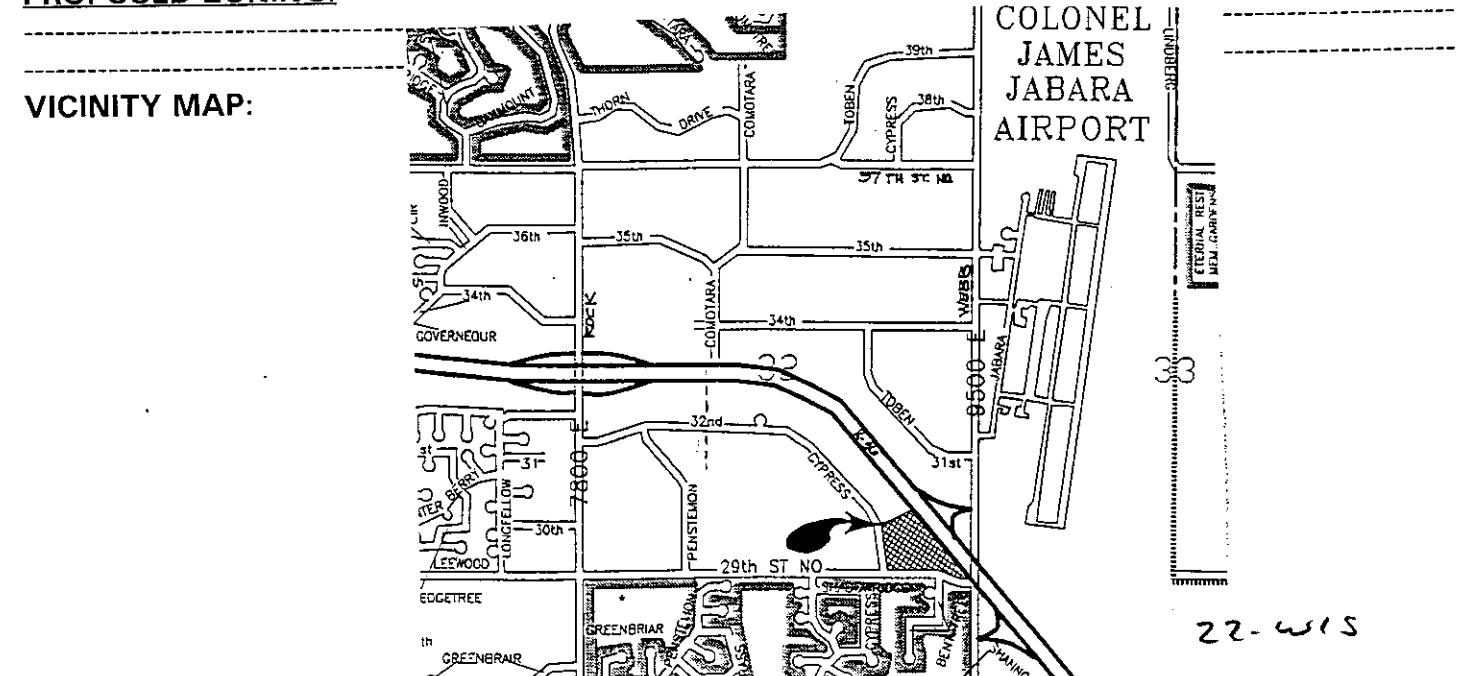
NUMBER OF LOTS
Residential:
Office: 5 ("GO" General Office)
Commercial:
Industrial: ==

Total: 5

MINIMUM LOT AREA: 61,750 square feet

CURRENT ZONING: "GO" General Office

PROPOSED ZONING: "GO" General Office



NOTE: This plat is a replat of Lot 11, Block 2, Mediterranean Plaza Addition. This area is zoned "GO" General Office.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. **Traffic Engineering** needs to comment on the need, if any, for improvements to 29th Street or Cypress Street, and on the adequacy of access control.
- D. Sidewalks should be provided along the east side of Cypress.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant should submit an avigational easement and restrictive noise covenant for this property.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- J. 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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery; and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

S/D 97-38- One Step Preliminary-Final Plat of MEDITERRANEAN OFFICE PARK ADDITION
June 5, 1997 - Page 3

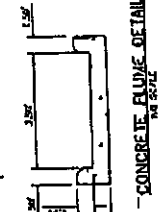
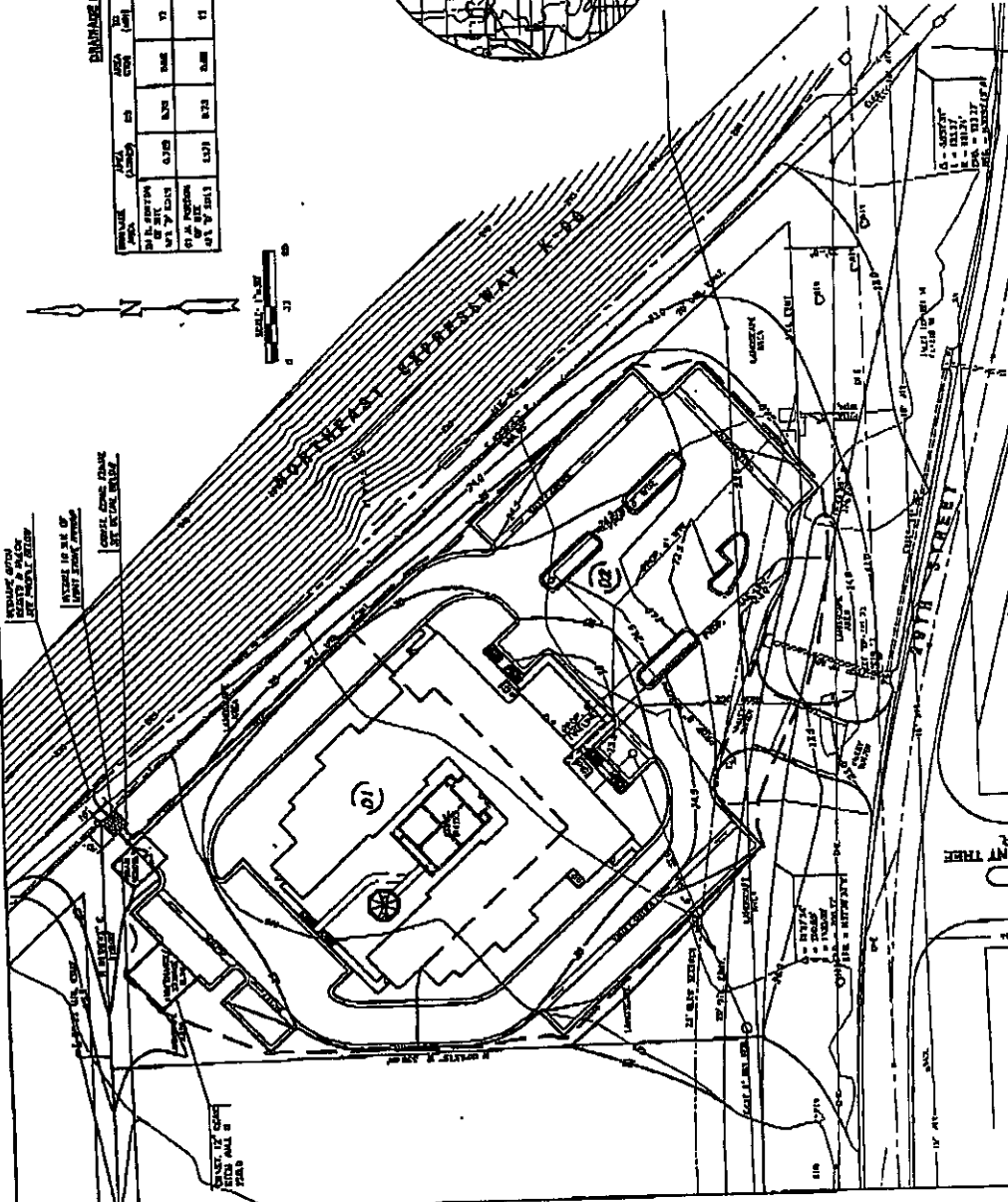
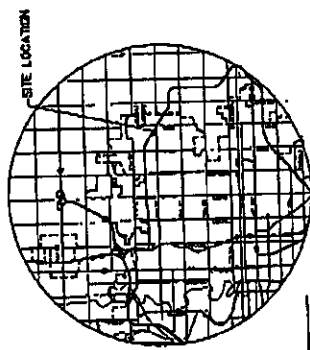
- M. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be granted by this plat.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR THE CONSTRUCTION OF SEWERAGE AND SANITATION WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE CITY OF CHICAGO UPON COMPLETION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE CITY OF CHICAGO UPON COMPLETION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

DRAINAGE CALCULATIONS

AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT	COEFFICIENT	TIME (MIN.)	DISCHARGE (GPM)	DISCHARGE (MGD)
10,000	0.23	0.5	0.01	10	100	0.001
20,000	0.46	0.5	0.01	10	200	0.002
30,000	0.69	0.5	0.01	10	300	0.003
40,000	0.92	0.5	0.01	10	400	0.004
50,000	1.15	0.5	0.01	10	500	0.005



HAIRSTAY SUITES
 111 N. WEST ROAD
 CHICAGO, ILL. 60609
 (312) 555-1111

PAVING PLAN
 DATE: 11/11/88
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REVISED 6-02-88 TO INCLUDE DRAINAGE CALCS
 REVISED 8-08-88 FOR KDOT. ROW PERMIT
 ISSUED 6/28/88 FOR CITY REVIEW & PRICING

Post-It Fax Note	7671	Date	9-11	# of Pages	1
To	VICKY HUNG	From	JEFF CHERNICKI	Co.	MKEC
Co./Dept.	COX	Phone #	684 9100	Fax #	684 5100
Fax #	208 9119				

MIDDLE ORDINATE = 22.3155

CIRCULAR CURVE 1269 1268 1267 R
CENTRAL ANGLE = 8 57 36.857
CHORD DIRECTION = N 80 51 46.428 W
RADIUS = 981.7400
LENGTH = 153.5301
TANGENT = 76.9219
CHORD = 153.3737
EXTERNAL = 3.0089
MIDDLE ORDINATE = 2.9997

CIRCULAR CURVE 1266 1265 1264 L
CENTRAL ANGLE = 14 30 17.000
CHORD DIRECTION = N 83 38 06.500 W
RADIUS = 1100.0000
LENGTH = 278.4707
TANGENT = 139.9837
CHORD = 277.7277
EXTERNAL = 8.8712
MIDDLE ORDINATE = 8.8003

RINT

E INVALID OR UNRECOGNIZABLE COMMAND

PRINTER

** PRINTER HAS BEEN TURNED OFF



August 24, 1998

Robert H. Raymond
KDOT, District Five, Area Five
Metro Utility Coordinator
3200 East 45th Street N.
Wichita, KS 67220-1432

Re: Mainstay Suites, Lot 5, Block 1
Mediterranean Office Park Addition

Dear Mr. Raymond:

Enclosed please find "Highway Permit Agreement Use of Right Of Way" worksheet along with five (5) sets of plans depicting proposed work within right of way.

If you should have any questions or comments, please call.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.

Jeffrey T. Cartwright, P.E.

JTC/cn

K:\WP\PROJECT\1998\98079\Li-R.Raymond.lwpd

ions/Maint
ditioner
istrict
Area
City or Sub-Area

KANSAS DEPARTMENT OF TRANSPORTATION
Bureau of Construction and Maintenance

HIGHWAY PERMIT AGREEMENT
USE OF RIGHT OF WAY

Permit No. _____
Route _____
Co. _____
State highway
City Conn. Link
City _____

THIS AGREEMENT, made and entered into, by and between the Secretary of Transportation of the State of Kansas, hereinafter referred to as the

"Secretary" and Carrico Construction Co., Inc. (316) 942-3211 (Tel. No.)
(Name of Firm or Individual)
4015 May Ave. Wichita Kansas 67209
(Street) (City) (State) (Zip)

hereinafter referred to as the "Petitioner" and the City of _____, hereinafter referred to as the "City".
(If Not Applicable, Enter N/A)

WHEREAS, the Secretary has jurisdiction over highway right-of-ways within the State Highway System of Kansas, and

WHEREAS, the Secretary (and City) believe it is in the interest of the Citizens of the State of Kansas to permit certain work or projects to be performed upon Highway right-of-ways, and

WHEREAS, the Petitioner requests permission and authority from the Secretary (and City) to perform certain work, described as follows:

To discharge storm water runoff from the mainstay suites site (Lot 5, Block 1, Mediterranean Office Park Addition) onto K-96 Bypass (N.E. Expressway) right of way.

Said work is located on public right-of-way in, upon or along State Highway Route _____, Reference Point _____ (or City Connecting Link Route _____ or _____ St.) in Sec. 32 TWP. 26S Range R2E _____ County, _____ Miles (km) _____ (direction) from _____ (City or Jct.), and

WHEREAS, the Secretary has delegated full and complete authority to the District Engineers of the Kansas Department of Transportation (KDOT) to execute Highway Permit Agreements, hereinafter referred to as "Permits," for and on the Secretary's behalf.

NOW THEREFORE, in consideration of the permission granted hereunder by the Secretary (and City) to utilize Highway right-of-ways in the manner described above, the following terms and conditions are mutually agreed to by the Petitioner, the Secretary (and the City).

1.0 PLANS: Petitioner shall furnish five (5) sets of comprehensive plans or sketches, 8 1/2" x 11" or larger, of the proposed work, located within highway right-of-ways, and adequate sketches to indicate the location of the proposed installation with respect to the traveled way of the highway, the right-of-way lines and, where applicable, the control of access lines.

1.2 An accurate "As Built" Construction Plan shall be provided for deviation from the approved Plan.
2.0 MATERIAL AND METHODS: All requests to perform work in, upon or along Highway right-of-ways must be approved by the District Engineer (and City). In Cities the Petitioner will obtain additional Permits, as required by the City.

2.1 The Petitioner shall furnish all material, do all work and pay all costs for the work described on this Permit.
2.2 All utility installations shall comply with the conditions and requirements of the KDOT Utility Accommodation Policy, current edition, (and City standards when they exceed those of the KDOT).

2.3 Drainage structure requirements shall be determined by the Petitioner, but said requirements are subject to review and approval by the District Engineer (and City).

2.4 All materials and construction methods used on work within the limits of the right-of-way shall be equal to or better than that required by the "Standard Specifications for State Road and Bridge Construction," current edition.

3.0 INITIATION AND COMPLETION OF WORK: Petitioner agrees to notify the District Engineer (and City) or their duly authorized representative before work is initiated and again when the work is completed.

3.1 An approved signed copy of this Permit shall be on the premises before and during the period of APPROVAL DATE, otherwise all this Permit is rescinded. If work has not been started within the completion time, this Permit becomes null and void.

4.0 INSPECTION: The Petitioner will be responsible for supervising construction to insure compliance with KDOT (and City) policies and standards.

5.0 ACCEPTANCE: (Check One) KDOT ; City ; will be responsible for acceptance of restored right-of-way.

6.0 RIGHT-OF-WAY: Except for authorized changes, Petitioner agrees to restore said right-of-way to a condition equal to or better than existed prior to approval of the work described on this Permit.

6.1 Any sod, shrubs or trees destroyed by this work shall be replaced as directed by the District Engineer (and City).

6.2 The right-of-way shall be kept free from parking, advertising signs or any other commercial activity.

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*MEDITERRANEAN OFFICE PARK -- BOUNDARY

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AREA BEARINGS 276

AREA = 504690.6085 (ACRES = 11.5861)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
214			2574.0794	17312.5655
	N 00 53 15.000 W	218.7692		
213			2792.8224	17309.1769
	S 89 06 45.000 W	570.0000(RADIAL)		
91		CURVE CENTER	2783.9936	16739.2453
	N 56 56 30.331 E	570.0000(RADIAL)		
259			3094.9236	17216.9717
	N 56 56 30.331 E	455.9932		
260			3343.6639	17599.1471
	S 45 58 58.000 E	206.8306		
197			3199.9426	17747.8854
	S 42 27 25.000 E	968.3100		
1269			2485.5382	18401.5295
	N 04 39 25.143 E	981.7400(RADIAL)		
1268		CURVE CENTER	3464.0371	18481.2372
	S 13 37 02.000 W	981.7400(RADIAL)		
1267			2509.8935	18250.1019
	N 76 22 58.000 W	174.2379		
1266			2550.9151	18080.7618
	S 13 37 02.000 W	1100.0000(RADIAL)		
1265		CURVE CENTER	1481.8358	17821.7841
	N 00 53 15.000 W	1100.0000(RADIAL)		
1264			2581.7038	17804.7460
	S 89 06 45.000 W	492.2396		
214			2574.0794	17312.5655

CIRCULAR CURVE 213 91 259 L
 CENTRAL ANGLE = 32 10 14.669
 CHORD DIRECTION = N 16 58 22.335 W
 RADIUS = 570.0000
 LENGTH = 320.0467
 TANGENT = 164.3644
 CHORD = 315.8590
 EXTERNAL = 23.2248