

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	1-5-97	JOB NO.	36-97Bldg-4204
ATTENTION			
RE: WCC ADDITION DRAINAGE PLAN			

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
2			DRAINAGE PLAN

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 WILEY

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

January 22, 1998

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

CASE NUMBER: S/D 97-103 - WCC ADDITION

OWNER/APPLICANT: Jeff W. Bannon, 946 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: P.E.C., P.A., Attn: Gary Wiley
303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Maize Road, South of 21st St. North

SITE SIZE: 1.35 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 29,296 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



Note: A zone change (SCZ-0748) from SF-20, Single-Family to NO, Neighborhood Office, was approved for this site by the Board of County Commissioners on September 24, 1997 subject to platting. The site adjoins Wichita's City limits and a request for annexation has been submitted.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed; otherwise County approval will be necessary and County Commissioner signatures will need to be included on the final plat tracing.
- B. **City Engineering** needs to indicate if guarantees are required for municipal services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. The Subdivision regulations encourage shared access points for multiple lot commercial/industrial subdivisions along section line roads. The plat indicates an existing opening for lot 2 to remain and one proposed opening for lot 1. MAPD Staff recommends complete access control be dedicated along the southern 60 feet of Lot 1.
- E. **City Engineering** needs to comment on the status of the applicant's drainage plan and the minimum building pad elevation denoted on the plat.
- F. **Traffic Engineering** needs to comment on the need, if any, for improvements to Maize Road.
- G. The City Clerk's signature block should delete the word, "Deputy".
- H. The County Clerk's signature block should read, "James Alford".
- I. Based upon the platting binder, 1997 property taxes are still outstanding. Before the plat is forwarded to City Council, proof shall be provided indicating that all applicable property taxes have been paid.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.