

WILLIAM L. KORBER, L.S.

N. BRENT WOOTE, P.E.



**BAUGHMAN COMPANY, P.A.**

ENGINEERING, SURVEYING & PLANNING

316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

September 30, 1994

Ms. Vicky Huang

City of Wichita  
Engineering Office - 7th Floor  
455 N. Main  
Wichita, KS 67202

RE: HYDRAULIC ANALYSIS  
VYNE ADDITION, WICHITA, KANSAS

Dear Ms. Huang:

Enclosed is the Hydraulic Report for the proposed fill in Vyne Addition, Wichita, Sedgwick County, Kansas. The results show that the maximum rise in the Base Flood Elevation will be 0.2 feet, which is within the acceptable range of less than one (1.0) foot.

Please review the report and advise the Metropolitan Area Planning Commission of your review and contact us with any comments you may have regarding the project. If you have any questions, please feel free to contact me at (316) 262-7271.

Sincerely,

**BAUGHMAN COMPANY, P.A.**

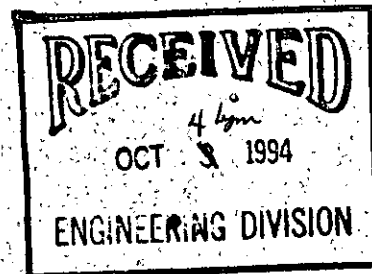
*John D. Schmit*

John D. Schmit  
Engineering Intern

jds

Enclosure: 1

cc: file



**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

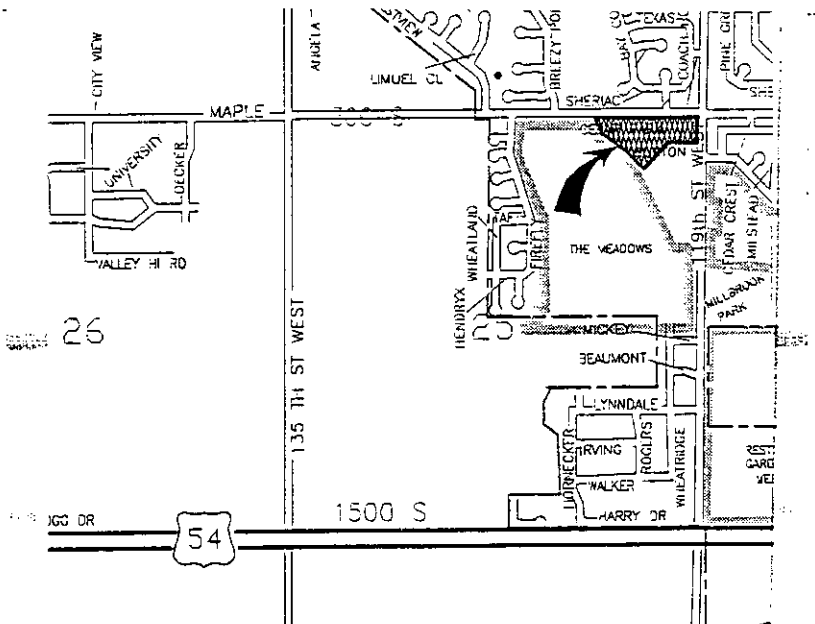
**AGENDA ITEM NO. 9**

November 10, 1994

**STAFF REPORT  
(Preliminary Plat)**

- CASE NUMBER:** S/D 94-68 VYNE ADDITION
- OWNER/APPLICANT:** J. William Owen and Charles Aikins, 7701 E. Kellogg - Suite 780, Wichita, KS 67207
- CONTRACT PURCHASER:** Jim Lew, 4711 Arbour, Wichita, KS 67218
- AGENT:** Don Arnold, Jr., 150 N. Main, Wichita, KS 67202
- SURVEYOR/ENGINEER:** Baughman Company, 315 Ellis, Wichita, KS 67211
- OTHER:** Katie Clasen, 11305 Valley Hi Drive, Wichita, KS 67209
- LOCATION:** West of 119th Street West and south of Maple Street
- SITE SIZE:** 10.84 Acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: | 1        |
| Office:      | 1        |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 2.31 Acres
- CURRENT ZONING:** "AA"
- PROPOSED ZONING:** B" and "BB" Z-3143

**VICINITY MAP:**



NOTE: Both Maple and 119th Street West adjacent to this site are paved. The intersection, however, has not been improved and is presently unsignalized, with four-way stop signs only. While sanitary sewer is located across Maple, it will still apparently need to be guaranteed for extension to this site. Also, while water is adjacent to the site in Maple, no line has yet been extended along 119th Street West. A zone case (Z-3143) requesting "B" for Lot 2 was approved by the City Council. The request for "BB" zoning on Lot 1 was withdrawn. It now appears that the zone change will only be requested for Lot 2. However, even if only this one lot is finalized, the situation for this site would still appear to require determining platting needs based on the likely overall development of this area in non-residential type uses ("BB", "LC", etc.). That is, the configuration of the remaining portion of this site will likely be argued as being inadequate for one-family or residential development.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change (Z-3143) and any conditions of such approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. Specifically, the applicant shall submit a guarantee for the extension of water in 119th Street West adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Based on the anticipated zoning for this site (involving nearly 11 acres of office and multi-family development), Traffic Engineering needs to indicate any traffic improvements that should be guaranteed by this Addition.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. For office zoning, the Subdivision Regulations require the platting of 35-foot building setbacks from adjacent arterials. Lot 1 shall therefore plat 35-foot building setbacks to both Maple and 119th Street West.  
  
For Lot 2, while the zoning ordinance indicates 20-foot building setbacks for "B" or multi-family zoning and the Subdivision Regulations have no specific standards beyond the typical 25-foot building setback for residential type uses, it is recommended that this lot also show a 35-foot building setback to Maple. Under platting, setbacks may be established other than those noted on the zoning ordinance. For this specific site, the presence of residential uses (homes) immediately across Maple should require a reasonable degree of buffering. Any setback less than 35 feet would not provide such buffering.
- H. On the final plat, at least 100 feet of complete access control shall be shown on Lot 1 to both Maple and 119th Street West from this lot's northeast corner.

- I. The final plat shall state in the platting text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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. Even if the Reserve (A) is to be owned only by the owner of Lot 2, such covenant shall still be provided.
- K. For those reserves being platting 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.
- L. If any portion of Reserve A is involved in floodway, the limits of such floodway shall be shown, the Reserve uses shall note such use, and the platting text shall reference the standard floodway language.
- M. If this plat requires the platting of minimum building pad elevations such elevations shall be noted both on the face of the plat and in the platting text in both Mean Sea Level and City Datum. It shall also be noted if the elevation is for the lowest opening or floor level. Also, both on-site and off-site benchmarks shall be indicated.
- N. Any required off-site utility easements such as along the southeast line of Lot 2 shall be created by separate instrument and submitted to Planning for processing with the final plat tracing.
- O. If any special covenants are required as a condition of the zone change, such covenants shall be submitted with the final plat tracing for review and if approved for recording.
- P. As noted by the Comprehensive Plan, a recreational corridor is indicated along the western edge of this site or along the stream adjacent to the plat. Prior to submitting the final plat, the applicant shall meet with Planning Department staff to determine if and how such corridor can be indicated on this plat.
- Q. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.
- T. 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.

- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate any requirements concerning the platting of a floodway and minimum building pad elevation(s).
- W. 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.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

December 22, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 11/10/94)

CASE NUMBER: S/D 94-68 VYNE ADDITION

OWNER/APPLICANT: J. William Owen and Charles Aikins, 7701 E. Kellogg - Suite 780, Wichita, KS 67207

CONTRACT PURCHASER: Jim Lew, 4711 Arbour, Wichita, KS 67218

AGENT: Don Arnold, Jr., 150 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

OTHER: Katie Clasen, 11305 Valley Hi Drive, Wichita, KS 67209

LOCATION: West of 119th Street West and south of Maple Street

SITE SIZE: 8.53 Acres

NUMBER OF LOTS

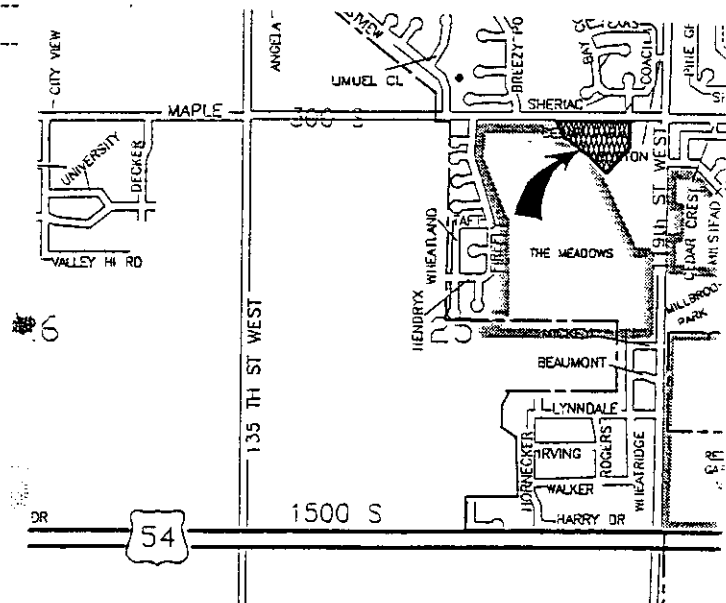
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.19 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "B" Z-3143

VICINITY MAP:



NOTE: This final plat is only for a portion of the area shown on the preliminary plat. Only one (1) lot, the western lot, is now being plated. Both Maple and 119th Street West adjacent to this site are paved. The intersection, however, has not been improved and is presently unsignalized, with four-way stop signs only. While sanitary sewer is located across Maple, it will still apparently need to be guaranteed for extension to this site. A zone case (Z-3143) requesting "B" for this lot was approved by the City Council. The request for "BB" zoning on the other lot was withdrawn. Even if only this one lot is finalized, the situation for this site would still appear to require determining platting needs based on the likely overall development of this area in non-residential type uses ("BB", "LC", etc.). That is, the configuration of the remaining portion of this site will likely be argued as being inadequate for one-family or residential development.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being plated.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done at the time of site development.
- C. Traffic Engineering needs to indicate what traffic improvements need to be provided to serve this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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. Even if the Reserve (A) is to be owned only by the owner of Lot 1, such covenant shall still be provided.
- F. For those reserves being plated 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.
- G. The covenant required as a condition of the zone change shall be submitted with the final plat tracing for review and if approved, for recording.
- H. 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.
- I. 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.

- J. 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.
- K. As indicated by KG&E-Gas, a six-inch gas line is near this site and any relocation of the line made necessary by this site's development shall be at the expense of the property owner.
- L. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- M. The indicated 10-foot, off-site utility by separate instrument shall be submitted with the final plat tracing to Planning for processing.
- N. Since this plat is not likely to be completed before 1995, dates on the final plat tracing should be adjusted accordingly.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?