

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-51 -- BLUE SKY ADDITION

OWNER/APPLICANT: Youai A. and Edna M. Hayes Rev. Living Trust, 147 N. Tracy,
Wichita, KS 67203

AGENT: Mennonite Housing, Attn: Lou Confessori, 2145 N. Topeka, Wichita,
KS 67214-1140

SURVEYOR/ENGINEER: Donald C. Armstrong, 1601 E. Harry, Wichita, KS 67211

LOCATION: North of Maple, West of West Street

SITE SIZE: 1.92 acres

NUMBER OF LOTS

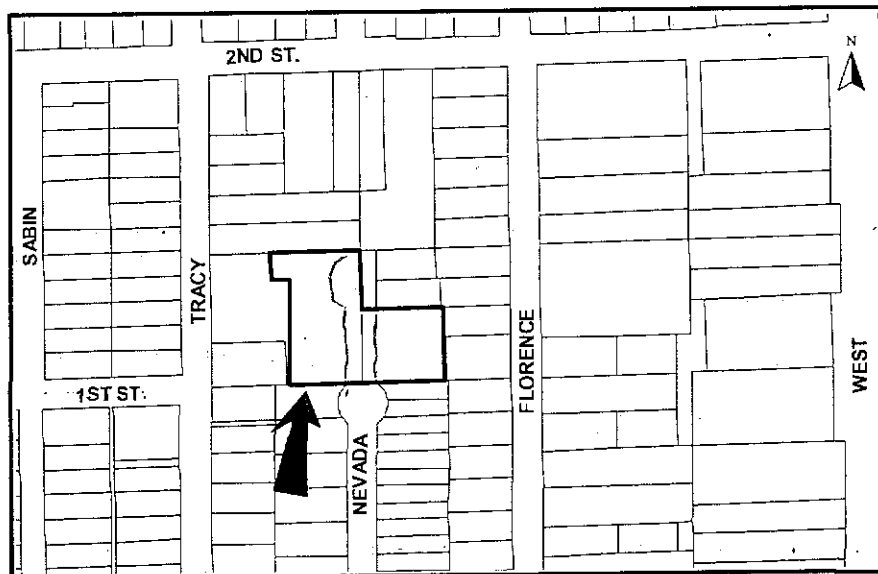
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5,763 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Parkwilde Addition.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. The Applicant shall guarantee the paving of the proposed streets.
- D. The plat's text shall include reference to "lots and blocks" in the owner's certificate.
- E. The signature line for the Deputy within the Register of Deeds certificate needs to be revised to reference "Tonya Buckingham".
- F. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- G. The Applicant has platted a 20-ft building setback along Nevada which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- H. The vicinity map indicates two sites.
- I. Reference to section, township and range needs added.
- J. The standard language regarding vacation statutes need to be referenced.
- K. Clarification of easements is needed.
- L. Film and page easements need to be clarified as to their purpose.
- M. In the title block "Wichita" needs to be added.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-3, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. GIS has requested the street name be Nevada Circle.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION

June 2, 2005

Page 3

- R. 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.
- S. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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.
- Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-51 -- BLUE SKY ADDITION

OWNER/APPLICANT: Youai A. and Edna M. Hayes Rev. Living Trust, 3636 N. Ridge Road, Apt. 209, Wichita, KS 67205-1218

AGENT: Mennonite Housing, Attn: Lou Confessori, 2145 N. Topeka, Wichita, KS 67214-1140

SURVEYOR/ENGINEER: Donald C. Armstrong, 1601 E. Harry, Wichita, KS 67211

LOCATION: North of Maple, West of West Street

SITE SIZE: 1.92 acres

NUMBER OF LOTS

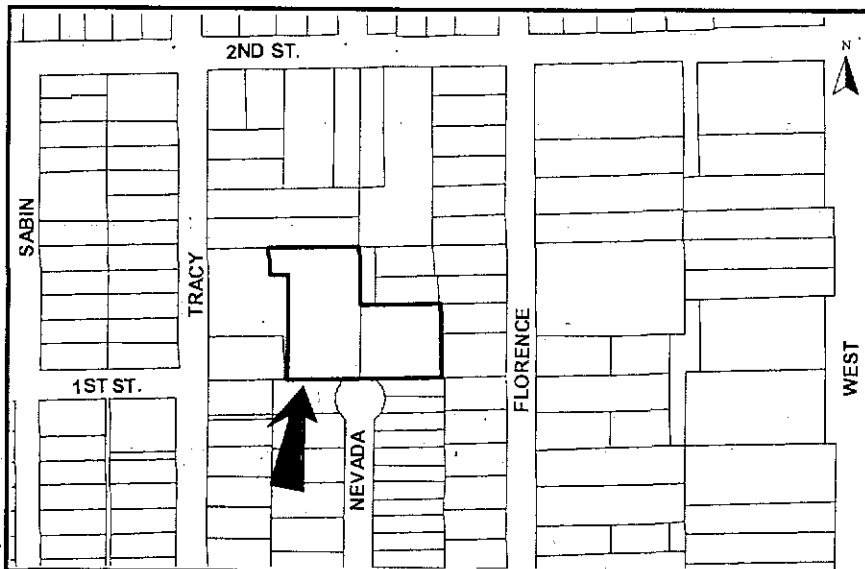
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 5,763 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION
June 16, 2005 Page 2

NOTE: This is a replat of a portion of the Parkwilde Addition.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water. The width of the utility easement needs to include the sewer line at least 5-ft from the edge of the easement.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. The Applicant shall guarantee the paving of the proposed streets.
- D. The Applicant has platted a 20-ft building setback along Nevada which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- E. The vicinity map indicates two sites.
- F. The standard language regarding vacation statutes need to be referenced.
- G. County Surveying advises that in the legal Description "LOTS 8 AND 9, 270.47 FEET" needs changed to "LOTS 8 AND 10, 270.47 FEET".
- H. County Surveying advises that in the legal description "N1°06'16"W, 165.51 FEET" needs changed to "N1°06'16"W, 216.51 FEET".
- I. County Surveying advises that in the legal description "181.19 FEET" needs changed to "181.78 FEET".
- J. County Surveying advises that on the North line of Lot 1, Block A the distance of "131.19 feet" needs changed to "131.14 feet".
- K. County Surveying advises that on the North line of Nevada Circle the distance of "51.29 feet" needs changed to "50.64 feet".
- L. County Surveying advises that a bearing of "S89°57'05"W" needs added with the 20' to the center of the Cul-de-sac".
- M. County Surveying advises that a distance is needed for the 15' Utility Easement which extends North of the South line of Lot 1, Block A.
- N. County Surveying advises that a distance is needed from the southwest corner of Lot 1, Block A to the southeast corner of the Easement on Film 703, Page 590 on said Lot 1.
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-3, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION

June 16, 2005 - Page 3

- Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- R. 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.
- S. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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.
- Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: August 23, 2005

TO: Mr. Scott Lindebak
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

*h foraker w
CEDPA.com*

SUBJ: Blue Sky Addition

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find a revised drainage plan and drainage calculations for the above referenced project. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments

Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

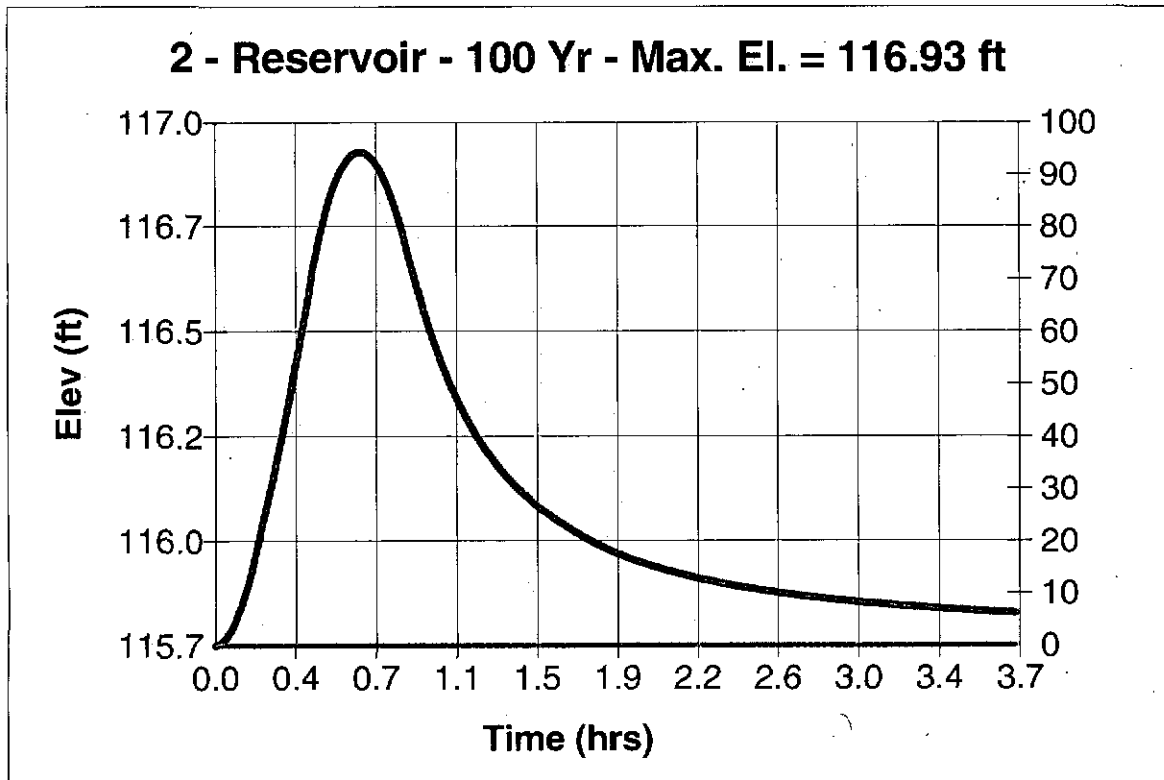
Hyd. No. 2

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 116.93 ft

Peak discharge = 2.96 cfs
Time interval = 1 min
Reservoir name = Detention Pond
Max. Storage = 5,180 cuft

Storage Indication method used.

Hydrograph Volume = 9,778 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

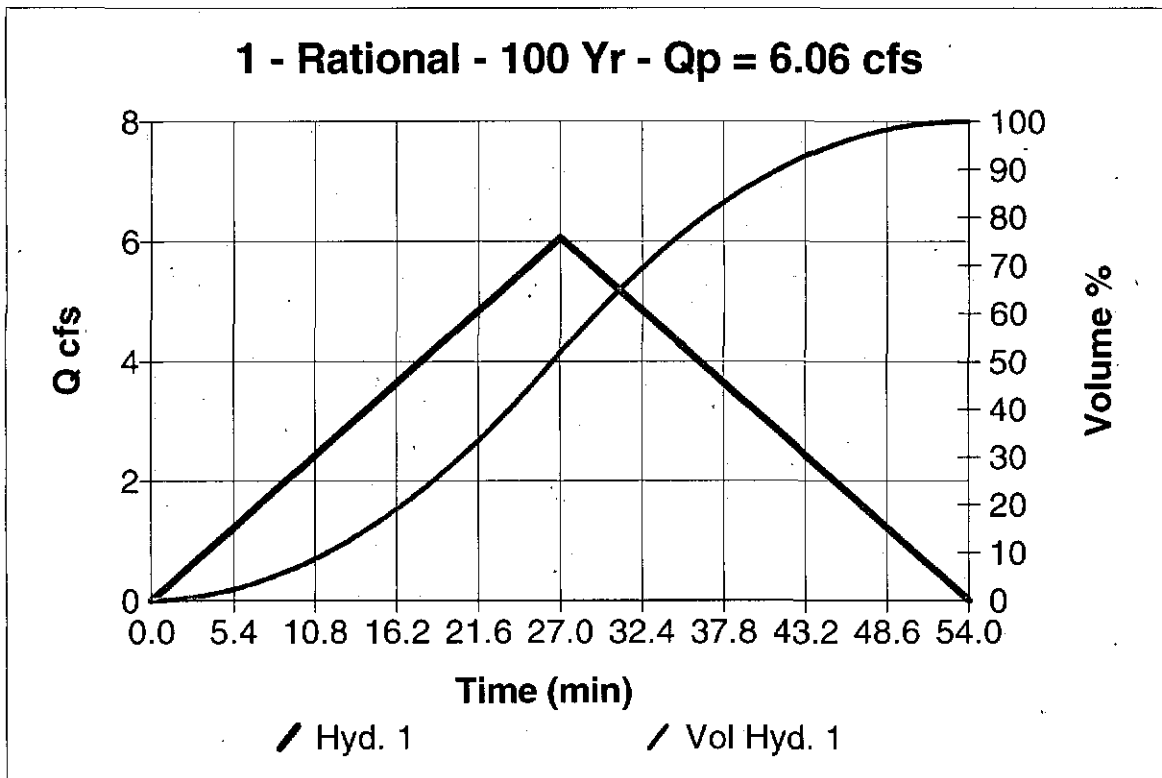
Hyd. No. 1

Entire Plat

Hydrograph type = Rational
Storm frequency = 100 yrs
Drainage area = 1.6 ac
Intensity = 5.823 in/hr
IDF Curve = SedgwickCounty1.idf

Peak discharge = 6.06 cfs
Time interval = 1 min
Runoff coeff. = 0.65
Time of conc. (Tc) = 27 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 9,810 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

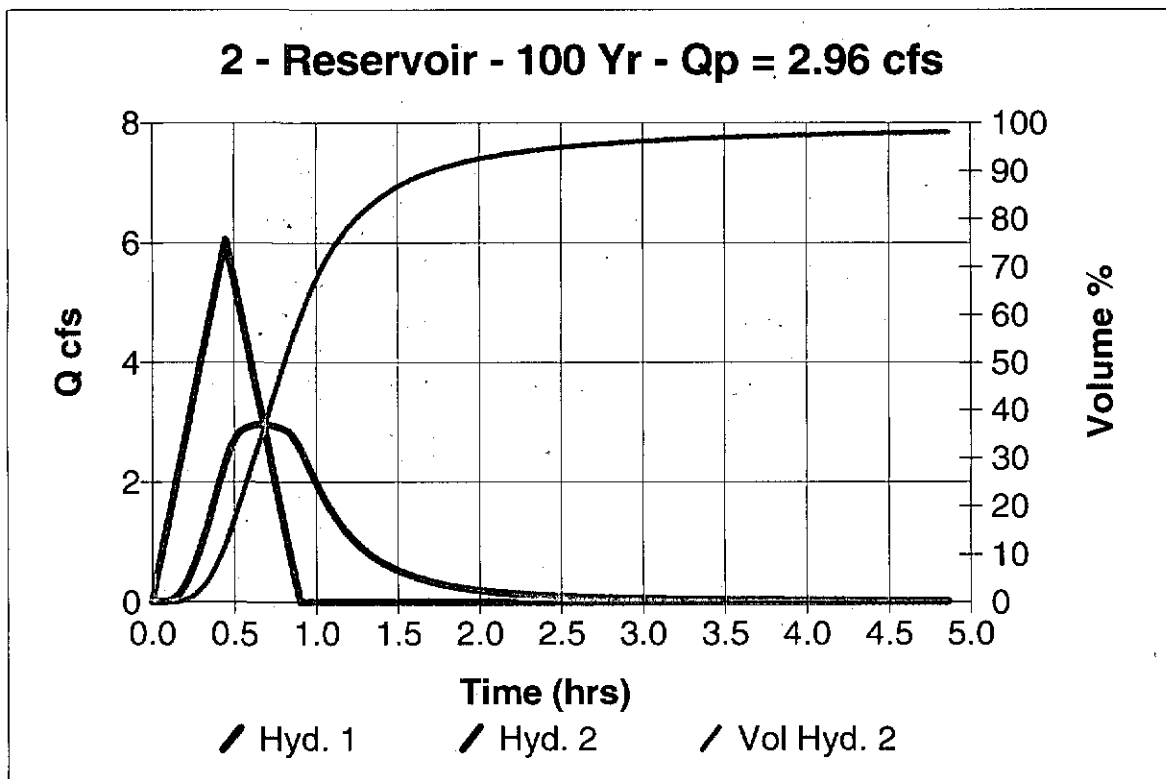
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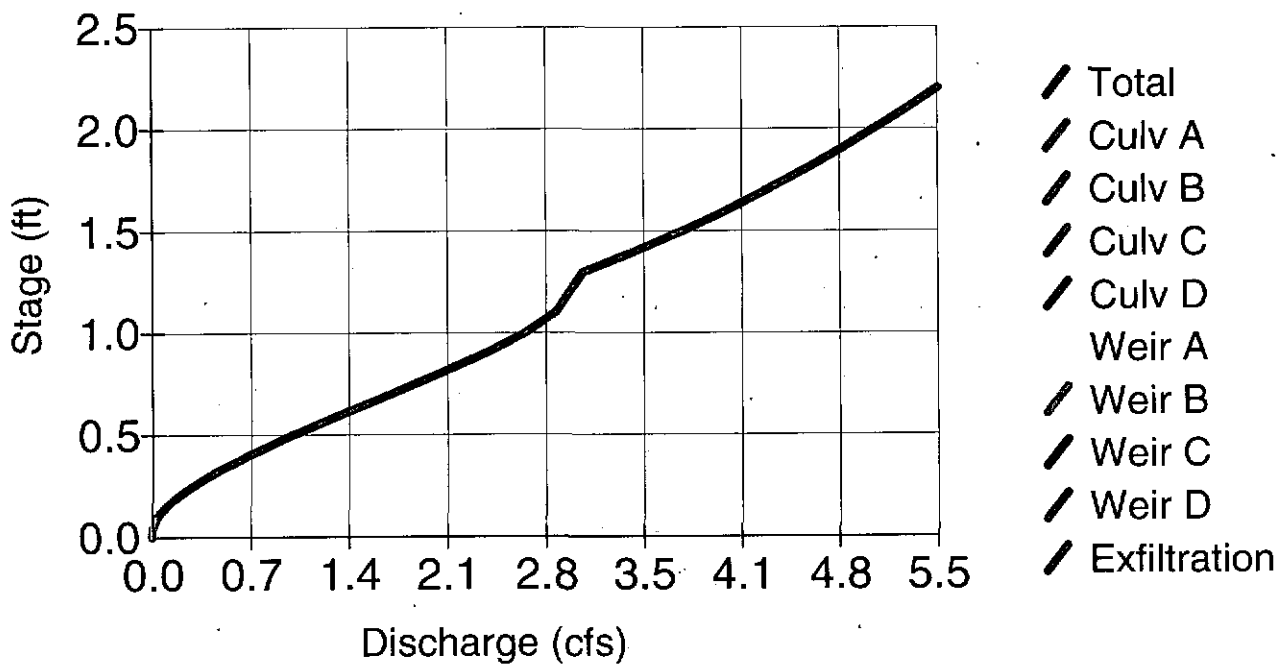
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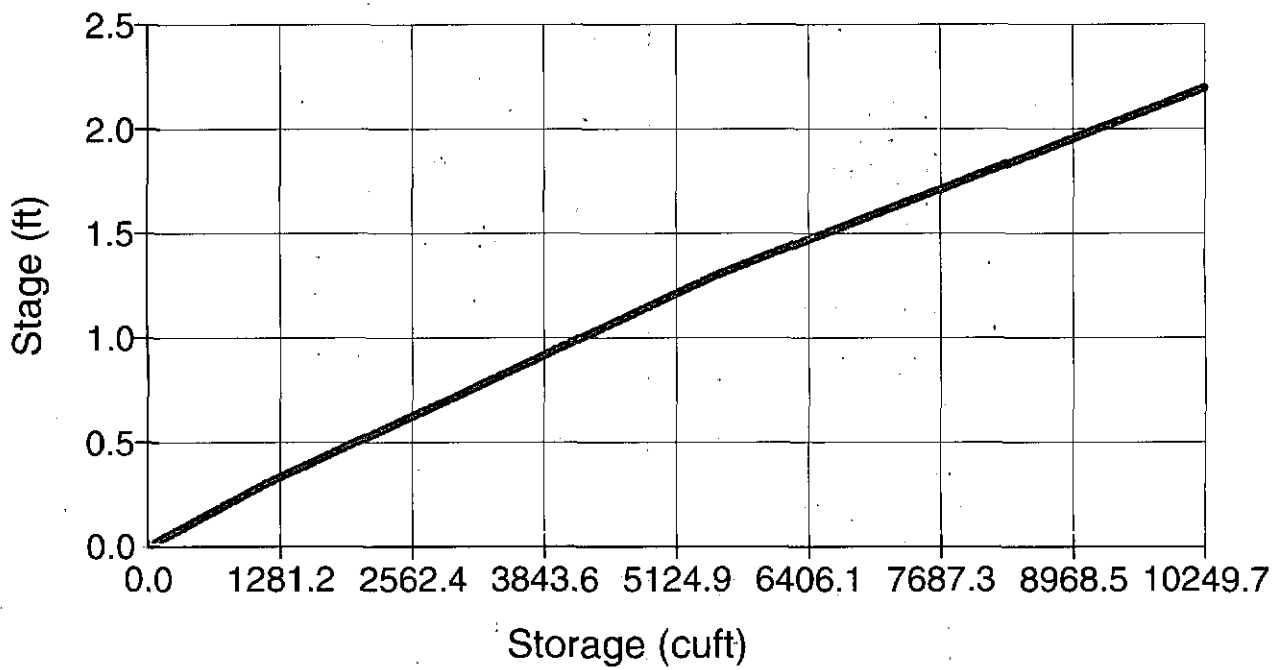
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Detention Pond



Detention Pond



STAFF REPORT
(One-Step Final Plat, Deferred 6/16/05)

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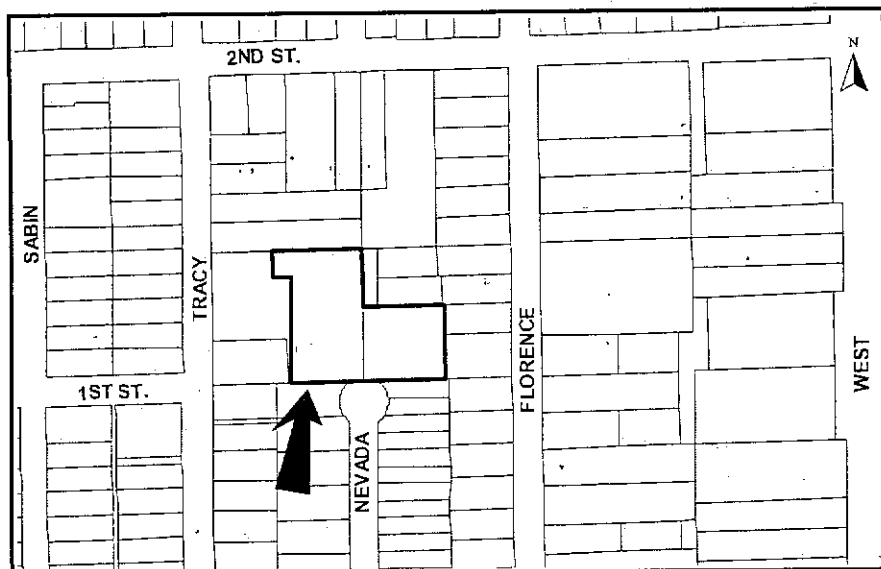
Residential:	7
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Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 5,763 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION
September 1, 2005 - Page 2

NOTE: This is a replat of a portion of the Parkwilde Addition.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water. The width of the utility easement needs to include the sewer line at least 5-ft from the edge of the easement.
- B. City Engineering needs to comment on the status of the applicant's drainage plan. A revised drainage plan is needed.
- C. The Applicant shall guarantee the paving of the proposed streets.
- D. The Applicant has platted a 20-ft building setback along Nevada which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- E. County Surveying advises that several dimensions on plat need to be clarified.
- F. An object on Lot 2 Block A encroaches within Reserve A.
- G. Reserve A needs to be referenced in plattor's text. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- J. The vicinity map indicates two sites.
- K. County Surveying advises that in the legal Description "LOTS 8 AND 9, 270.47 FEET" needs changed to "LOTS 8 AND 10, 270.47 FEET".
- L. County Surveying advises that in the legal description "N1°06'16"W, 165.51 FEET" needs changed to "N1°06'16"W, 216.51 FEET".
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SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION
September 1, 2005 - Page 3

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- R. County Surveying advises that a distance is needed from the Southwest corner of Lot 1, Block A to the Southeast corner of the Easement on Film 703, Page 590 on said Lot 1.
- S. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-3, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. A modification is approved.
- T. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- U. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
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- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.

SUB 2005-51 -- One-Step Final Plat of BLUE SKY ADDITION
September 1, 2005 - Page 4

CC. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: June 7, 2005

TO: Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Blue Sky Addition

FROM: Harlan D. Foraker, P.E. *ADF*

COMMENTS: Attached please find the drainage concept for the above referenced project which was on the agenda for last Thursday, June 2, 2005, Subdivision Committee Meeting. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments

RECEIVED
JUN - 8 2005
CITY - ENGINEERING

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: August 21, 2007

TO: Ms. Vickie Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Revised Drainage and 4 corner lot grading plan
Blue Sky Addition
Wichita, KS

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached is a corrected 4 corner lot grading plan for Blue Sky Addition. I corrected 2 spot elevations on the north and south line of Lot 3, Block A.

Please notify the Office of Central Inspection that the 4 corner grading plan has been revised as noted. If you have questions please call me at (316) 262-8808.

attachments

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: August 31, 2005

TO: Mr. Scott Lindebak
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Blue Sky Addition

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find a revised drainage plan with minimum foundation elevations for the above referenced project. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments