

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2003-114 -- AVALON PARK SECOND ADDITION

OWNER/APPLICANT: Charles R. & Connie L. Woodard Trust, 4450 N. Maize Road, Wichita, KS 67101

AGENT: Marv Schellenberg, 4926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, East side of Tyler Road

SITE SIZE: 26.7 Acres

NUMBER OF LOTS

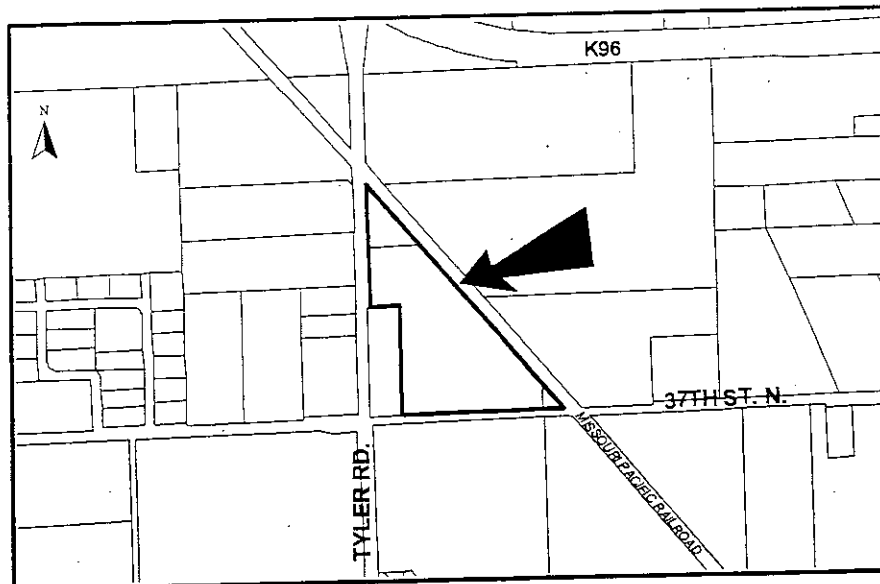
Residential:	37
Office:	
Commercial:	3
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential; LC, Limited Commercial

VICINITY MAP



- M. GIS needs to comment on the plat's street names. Havenhurst Court shall be denoted as Havenhurst Ct.
- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.



# LETTER OF TRANSMITTAL

**Professional Engineering Consultants, PA.**

303 S. TOPEKA • WICHITA, KANSAS 67202 • 316-262-2691 • FAX 316-262-3003

www.pec1.com • designers@pec1.com

TO: Wichita City Hall  
7<sup>th</sup> Floor  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT NO.: 36-03377-5459  
PROJECT: Avalon Park 2<sup>nd</sup> Addition  
\_\_\_\_\_  
\_\_\_\_\_

ATTENTION: Vicky Huang

DATE: 7-13-04

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
1			Copy of Revised Drainage plan

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

**RECEIVED**  
**JUL 13 2004**  
**CITY - ENGINEERING**

COPY TO: File

SIGNED Josh Sullard

If enclosures are not as noted, kindly notify us at once.

FINAL BOUNDARY CLOSURE FOR AVALON PARK 2<sup>ND</sup>

PNT.#

104 North: 10855.44 East : 10060.00  
Line Course: N00°00'00"W Length: 917.67'  
100 North: 11773.10 East : 10060.00  
Line Course: S39°22'14"E Length: 2202.19'  
209 North: 10070.68 East : 11456.92  
Line Course: S89°34'48"W Length: 1106.84'  
138 North: 10062.57 East : 10350.10  
Line Course: N81°53'21"W Length: 86.98'  
129 North: 10074.84 East : 10263.99  
Line Course: N00°00'00"E Length: 782.10'  
125 North: 10856.93 East : 10263.99  
Line Course: S89°34'48"W Length: 204.00'  
104 North: 10855.44 East : 10060.00

Perimeter: 5299.77' Area: 1,033,495 sq. ft. 23.73 acres