

SUB 2007-57 – Preliminary Plat of FABER COMMERCIAL ADDITION

June 14, 2007 - Page 2

NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-08) from SF-5, Single-Family Residential to LC, Limited Commercial and GO, General Office. A Community Unit Plan (CUP 2006-07, DP-296) was also approved for this site.

STAFF COMMENTS:

- A. **City Water Utilities Department** requests the applicant guarantee the extension of City water (16" line) to the north line of the plat on 119th. The property was not assessed for the water in 29th St. and the existing house paid in lieu of assessment to connect to water. This property was not assessed for any of the adjacent sewer. The applicant shall guarantee the extension of sewer to serve all the lots. Easements need to be platted to facilitate sewer extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. In accordance with the CUP, the following transportation improvements are required:
 - 1. The applicant shall guarantee an eastbound left turn center lane and a westbound right-turn decel lane to the full movement opening on 29th Street North at time of platting.
 - 2. Cross-lot circulation shall be required between all parcels.
- E. **County Engineering** requests a drainage plan to coordinate outfall drainage with upcoming county project. It is recommended that the City of Wichita, City of Maize and Sedgwick County engineers converse concerning guarantees for improvements on 119th St. West.
- F. The plat proposes two openings along 119th St. West and four openings along 29th St. North. **Traffic Engineering has requested the access openings be defined for Lots 6 and 7 in accordance with the Access Management Standards. The final plat shall reference the dedication of access controls in the plat's text.**
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Faber Commercial Community Unit Plan (CUP 2006-07, DP-296).
- H. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- I. On the final plat, the wall easement shall be referenced in the plat's text.
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- K. The easternmost lot should be labeled as Lot 7.
- L. 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.
- M. 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.
- N. 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.)
- O. 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.

SUB 2007-57 – Preliminary Plat of FABER COMMERCIAL ADDITION
June 14, 2007 - Page 3

- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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. Sedgwick County Electric Cooperative requests additional easements.
- U. 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.



TRANSMITTAL

TO:	Vicky Huang	FROM:	Trevor Kurth
COMPANY:	City of Wichita	DATE:	5-30-07
ADDRESS:	7 th Floor City Hall	PROJECT:	Faber Commercial Drainage Concept
CITY/STATE:	Wichita, Kansas	PROJECT NUMBER:	

RE:
Faber Commercial Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
2	5-30-07	Faber Commercial Drainage Concept


URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149

