

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

April 9, 1998

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

CASE NUMBER: S/D 98-27 - FRIENDS UNIVERSITY 2ND ADDITION

OWNER/APPLICANT: Friends University, Attn: Randall Doerksen,
2100 University, Wichita, KS 67213

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

LOCATION: East of Meridian, North of Kellogg Drive

SITE SIZE: 2.1 acres

NUMBER OF LOTS

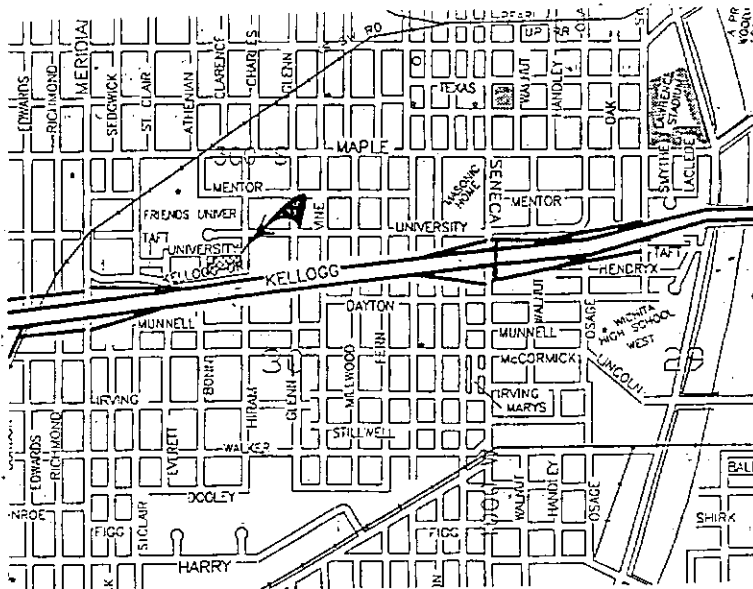
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 28,245 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of the University Place Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required.
- 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 plan.
- D. The plat denotes three existing driveways along Hiram Avenue, two driveways along University Avenue, and one driveway along Bonn Street. Traffic Engineering needs to indicate the need for access controls.
- E. Traffic Engineering needs to indicate the need for perimeter street improvements.
- F. The final plat tracing shall reference a tie point to a section corner.
- G. 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.)
- 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. 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.
- J. 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.

- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

CLOSURE - FRIENDS UNIVERSITY 2ND ADDITION

 L001

1		N	5000.000	E	5000.000	S	0+00
	EAST		13.000				
2		N	5000.000	E	5013.000	S	0+13.000
S	00-01'30.0"W		221.900				
3		N	4778.100	E	5012.903	S	2+34.900
S	80-40'03.0"W		13.180				
PC1		N	4775.963	E	4999.898	S	2+48.080
	R = 69.000	L = 50.069	DEL = + 41-34'34.0"				
	T = 26.194	LC = 48.978	S 62-33'34.0"W				
PT1		N	4753.392	E	4956.430	S	2+98.149
S	83-20'51.0"W		341.230				
7		N	4713.862	E	4617.498	S	6+39.379
N	00-01'30.0"E		161.070				
8		N	4874.932	E	4617.568	S	8+00.449
	EAST		103.750				
9		N	4874.932	E	4721.318	S	9+04.199
N	00-01'30.0"E		125.070				
10		N	5000.002	E	4721.373	S	10+29.269
S	89-59'58.7"E		278.627				
1		N	5000.000	E	5000.000	S	13+07.897
LENGTH=	1307.897	AREA=	90576.066 SF		2.079 ACRES		