

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-71 -- HONG'S ADDITION

OWNER/APPLICANT: Jae Sik and Il Sik Hong, 8825 E. 31st Street South, Wichita, KS 67210

SURVEYOR/ENGINEER: AM Consulting, Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: North side, of 31st Street South, on the west side of Webb Road

SITE SIZE: 4.7 Acres

NUMBER OF LOTS

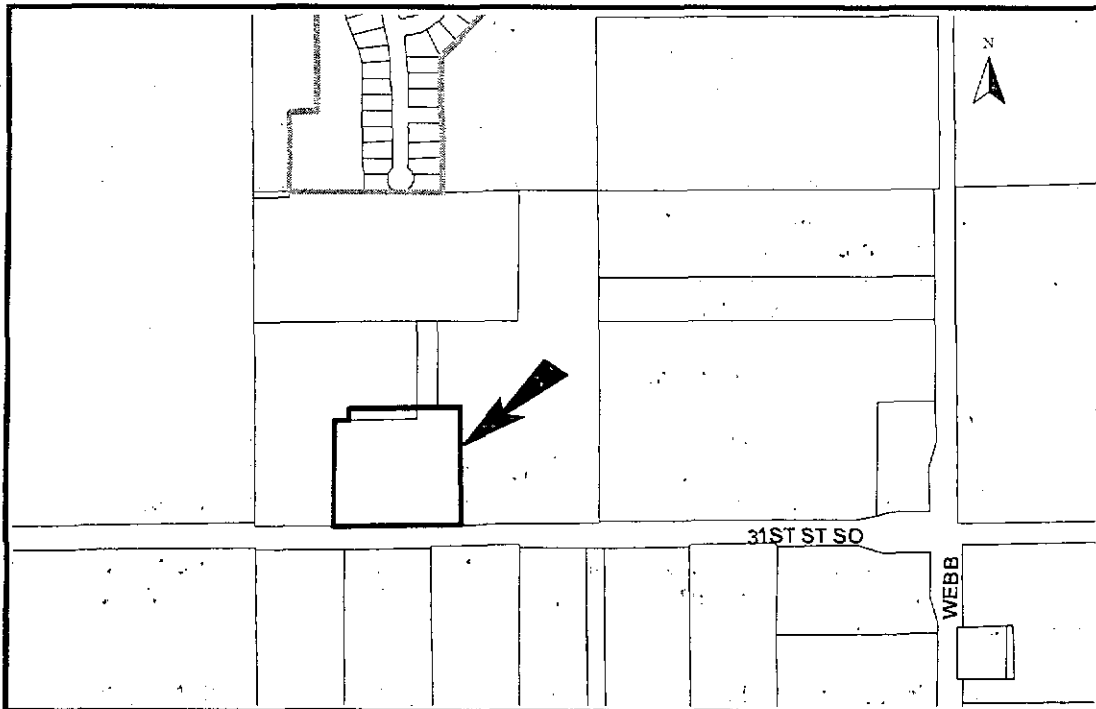
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.7 Acres

CURRENT ZONING: SF-20, Single-Family Residential District

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This site has been approved for a zone change (ZON 2002-04) from SF-20, Single-Family Residential to LC, Limited Commercial. A conditional use (CON 2002-19) has also been approved for Outdoor Display and Storage. This site is located in the County within three miles of Wichita's city limits. It is in an area designated as 2010 Urban Service Area by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed.**
- D. The vicinity map needs to be corrected.
- E. **County Engineering** needs to comment on the access controls. The plat denotes two openings along 31st Street South. **County Engineering has approved one opening. It is recommended that the east opening is closed and the west opening relocated to the west property line.**
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Per **Sedgwick County Fire Department**, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of four inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- H. The benchmark needs to be corrected.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The applicant is reminded that this site is located within three miles of the city limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- K. The Applicant is reminded that the Conditional Use approval required the dedication of a contingent right-of-way along the east property line of the Hong's Village Addition located to the south.

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- L. The West line of the SE ¼ of section 5 needs to be denoted correctly.
- M. 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.
- N. The platlor'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 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.)
- 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 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) . This will be used by the City and County GIS Department.



AM CONSULTING, INC.

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TRANSMITTAL

June 29, 2004

To: Vicki Huang
City of Wichita Eng. Dept.
City Bldg. Main St.
Wichita, KS 67202

RE: Hong's Addition Drainage Plan

City No:

AM No: 02004

We transmit the following:

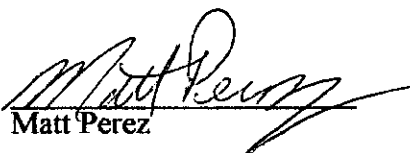
<input type="checkbox"/> Bluelines	<input type="checkbox"/> Photocopies	<input type="checkbox"/> Legal Desc.
<input checked="" type="checkbox"/> Originals	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
1 set	6/29/04	Drainage Plan

Remarks: For review and comment.

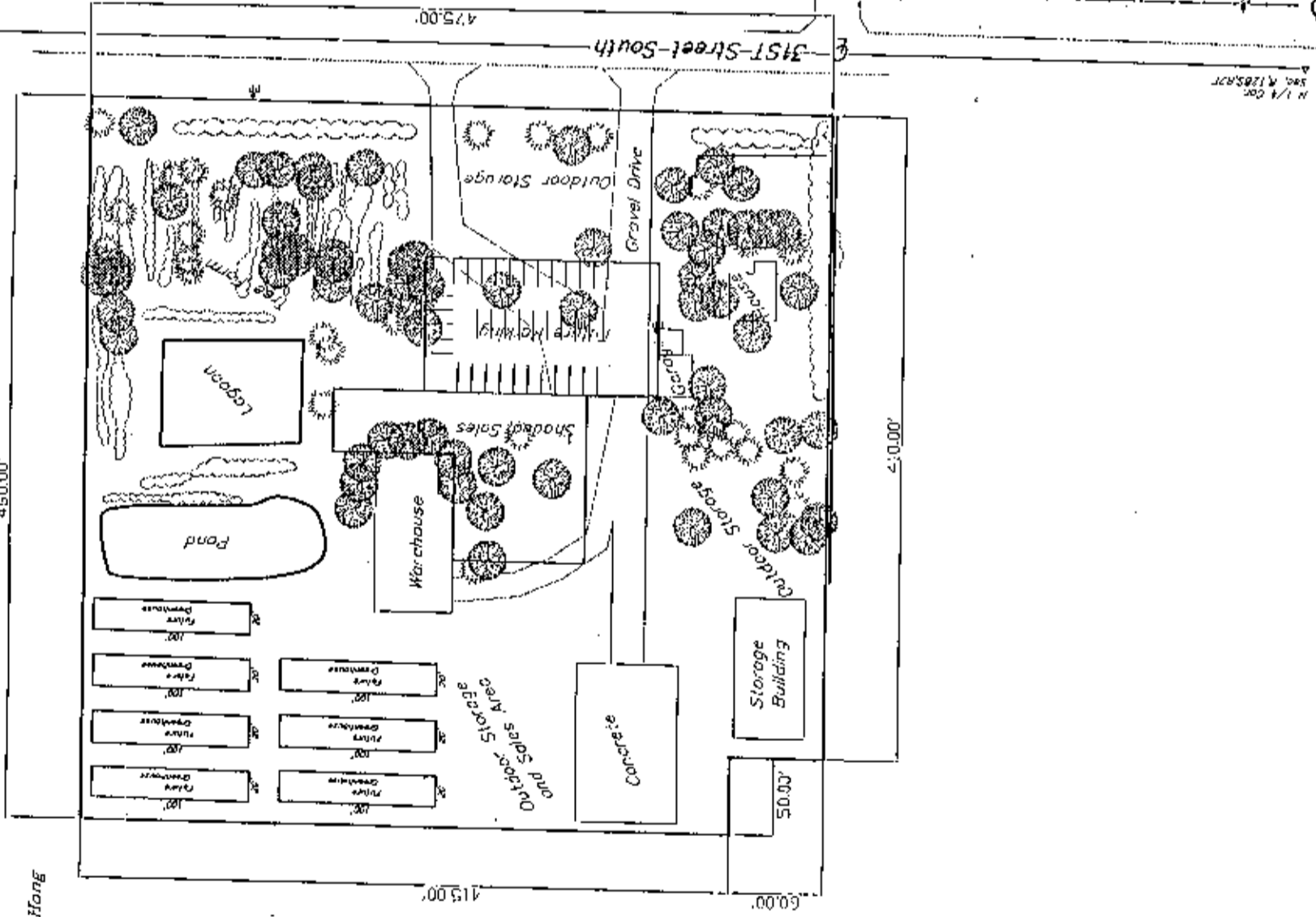
Thank you for help with this project.

AM CONSULTING, Inc.


Matt Perez

Site Exhibit ZONE 2002-00004 WITH CONDITIONAL USE

APPLICANT: **II SIK HONG**

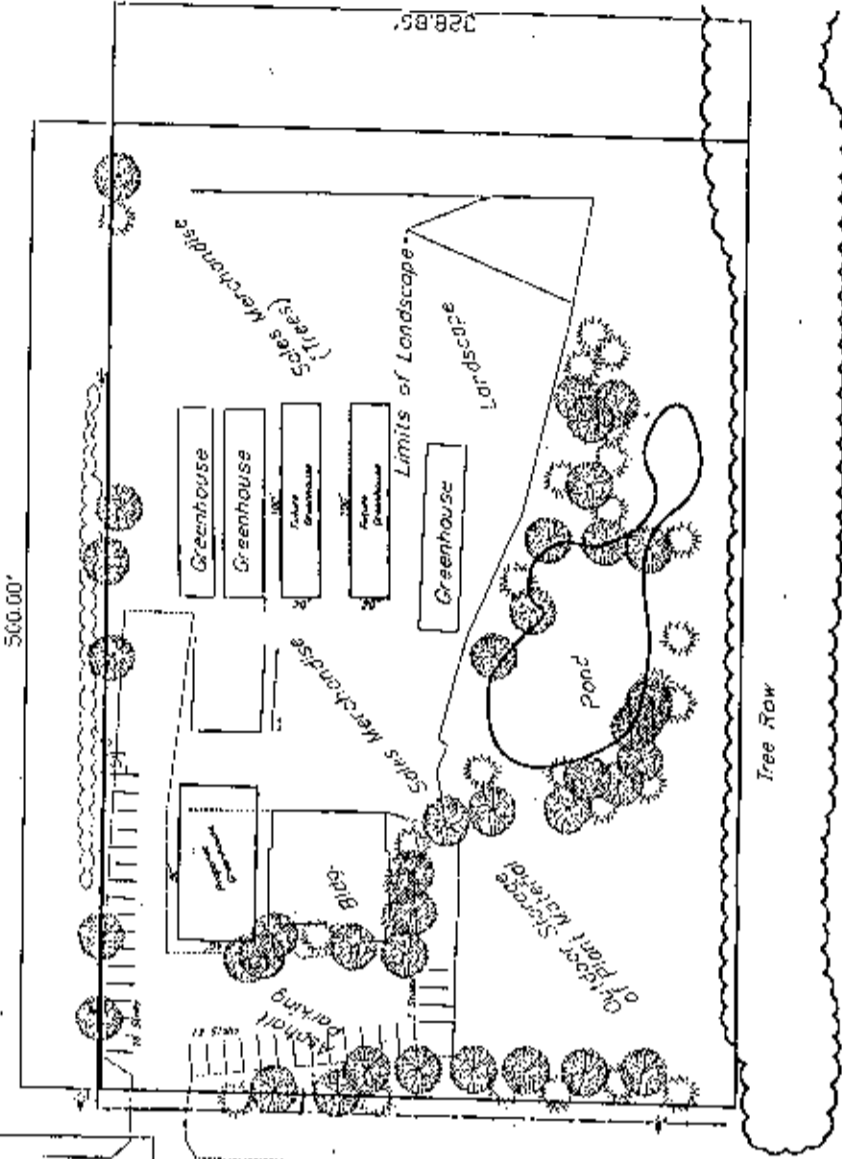


LEGAL DESCRIPTION

TRACT I
A tract of land in the SE 1/4, Section 5, Township 28 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas being more particularly described as follows: Beginning 300 feet East of the SW corner of said SE 1/4; thence North Parallel with west line of said SE 1/4 for a distance of 450 feet; thence East parallel with south line of said SE 1/4 for a distance of 60 feet; thence North parallel with west line of said SE 1/4 for a distance of 50 feet; thence East parallel with south line of said SE 1/4 for a distance of 415 feet; thence South parallel with west line of said SE 1/4 for a distance of 500 feet to the South line of said SE 1/4; thence West along the south line of said SE 1/4 for a distance of 475 feet to the Point of Beginning. Except for road Right-of-Way.

TRACT II

The North 500 feet of Lot 1 Hong's Village Addition, Sedgwick County, Kansas.
Said Tracts contain 215,500 Square feet more or less.



AUSTIN MILLER P.A.

PROJECT NUMBER
NO. 0204

Hong's Village