



Baughman

TRANSMITTAL

TO:	FROM:
Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	06-01-06
ADDRESS:	PROJECT:
7 th Floor City Hall	Quiktrip 9th
CITY/ STATE:	PROJECT NUMBER:
Wichita, KS	

RE:
Quiktrip 9th Drainage Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

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

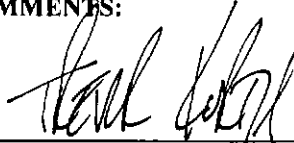
COPIES	DATE	DESCRIPTION
1	6-1-06	Quiktrip 9th Drain Plan

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

NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

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



STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-53 -- QUIK TRIP 9TH ADDITION

OWNER/APPLICANT: Quik Trip West, Inc., Attn: Sherry Sutera, 5725 Foxridge Dr.,
Mission, KS 66203

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

LOCATION: East of West Street, South side of Maple

SITE SIZE: .98 acres

NUMBER OF LOTS

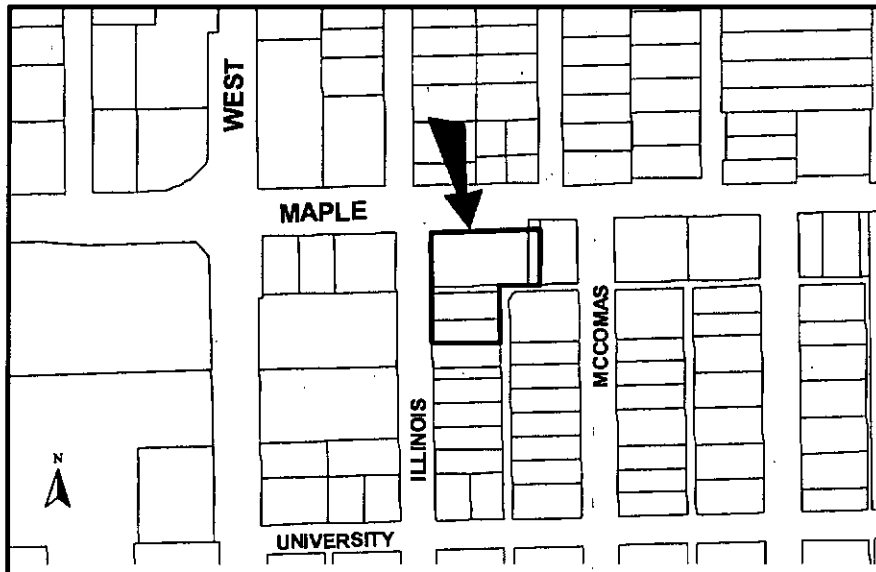
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 42,510 square feet

CURRENT ZONING: LC, Limited Commercial, SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the Quincy Addition. The south portion of the site has been approved for a zone change (ZON 2006-19) from SF-5, Single-Family Residential to LC, Limited Commercial subject to platting. A Conditional Use (CON 2006-17) for a car wash was also approved for the site. The plat includes the vacation of a portion of an alley.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. In accordance with the Conditional Use approval, the plat proposes complete access control along Maple. The reference in the plat's text to "opening locations" shall be deleted.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control along Maple. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- F. The applicant shall provide a guarantee for closure of the alley return and continuation of curbing along Illinois. An alley return Closure Certificate in lieu of a guarantee may be provided.
- G. The Applicant has platted a 15-foot building setback along Maple, which represents an adjustment of the Zoning Code standard of a 20-foot setback for the LC, Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

CLOSURE

CLOSURE - QUIKTRIP 9TH ADDITION

PT 01	North: 5253.7609		East :	6465.5132
Line	Course: S 90-00-00	E	Length:	223.60
PT 02	North: 5253.7609		East :	6689.1132
Line	Course: S 00-09-06	W	Length:	115.51
PT 03	North: 5138.2513		East :	6688.8075
Line	Course: N 89-44-35	W	Length:	24.97
PT 04	North: 5138.3633		East :	6663.8377
Line	Course: N 89-55-09	W	Length:	59.67
PT 05	North: 5138.4475		East :	6604.1678
Line	Course: S 00-06-22	W	Length:	120.02
PT 06	North: 5018.4277		East :	6603.9455
Line	Course: N 89-55-34	W	Length:	139.46
PT 07	North: 5018.6076		East :	6464.4856
Line	Course: N 00-14-12	E	Length:	105.04
PT 08	North: 5123.6467		East :	6464.9195
Line	Course: N 00-15-34	E	Length:	15.00
PT 09	North: 5138.6465		East :	6464.9874
Line	Course: N 00-15-34	E	Length:	115.11
PT 01	North: 5253.7553		East :	6465.5086