



TRANSMITTAL

TO:	FROM:
Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	08-11-06
ADDRESS:	PROJECT:
7 th Floor City Hall	Price Transportation Addition
CITY/ STATE:	PROJECT NUMBER:
Wichita	

RE:
Price Transportation Drainage

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	8-11-06	Price Trans Drainage 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

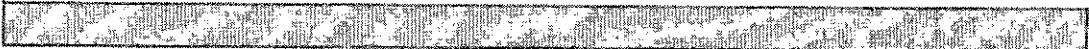
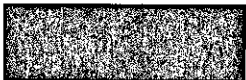
NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, I.E.

Copy: file

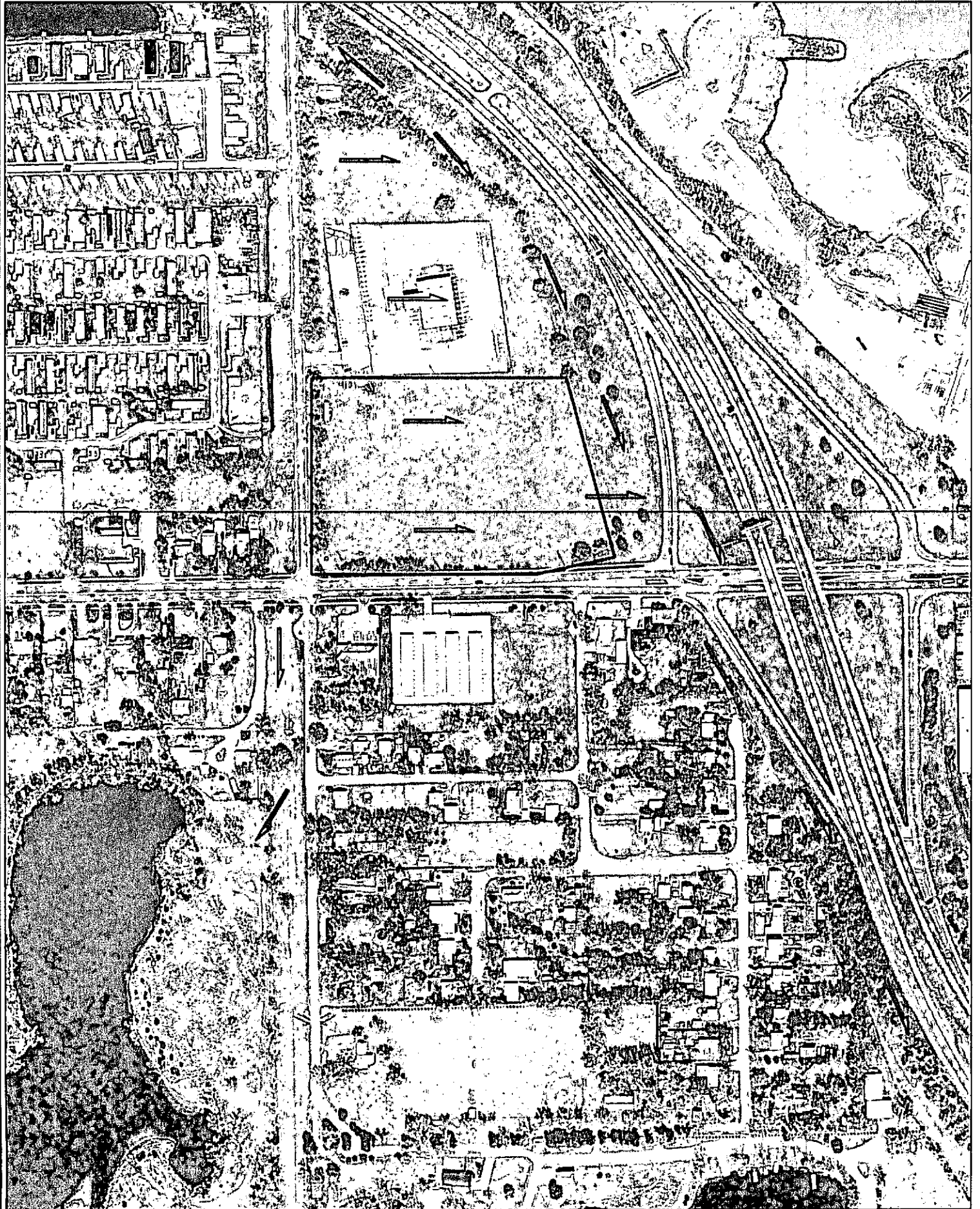
ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

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

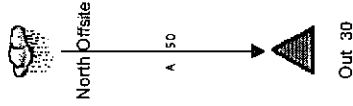


EXISTING CONDITIONS AERIAL EXHIBIT

PRICE TRANSPORTATION ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



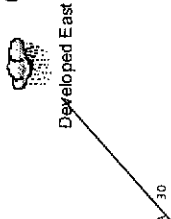
Area = 6.5 acres
 CN = 90
 Tc = 0.25 hrs



Area = 4.0 acres
 CN = 93
 Tc = 0.25 hrs



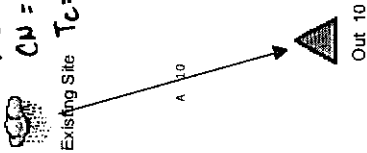
Area = 2.1 acres
 CN = 93
 Tc = 0.25 hrs



Area = 0.9 acres
 CN = 77
 Tc = 0.25 hrs



Area = 7.4 acres
 CN = 77
 Tc = 0.25 hrs



CLOSURE

CLOSURE - PRICE TRANSPORTATION ADDITION

PT 01	North: 6472.3869	East : 22470.8621
Line	Course: N 1600.0000 W	Length: 460.5300
PT 02	North: 6472.3869	East : 22010.3321
Line	Course: N 06.7605 W	Length: 475.0000
PT 03	North: 6947.3765	East : 22007.1795
Line	Course: N 1599.8617 E	Length: 536.0300
PT 04	North: 6947.4493	East : 22543.2095
Line	Course: S 267.5259 E	Length: 450.5100
PT 05	North: 6512.3885	East : 22660.1771
Line	Course: S 1387.9062 W	Length: 193.5000
PT 01	North: 6472.3880	East : 22470.8568

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-74 -- PRICE TRANSPORTATION ADDITION

OWNER/APPLICANT: Price Transportation, Inc., Attn: Ed Ton, 3402 W. Harry, Wichita, KS 67213

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

LOCATION: North side of MacArthur, West of Broadway

SITE SIZE: 6.43 acres

NUMBER OF LOTS

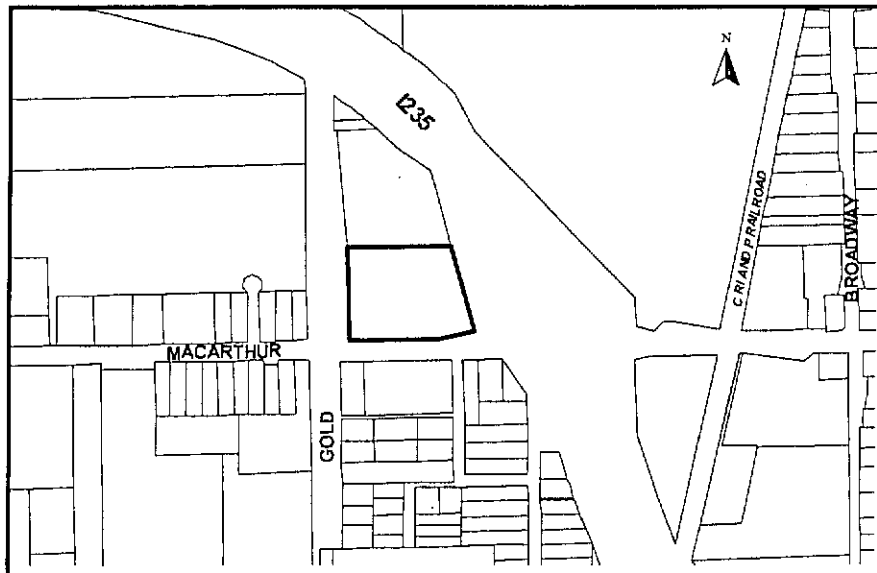
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 6.43 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2005-56) from SF-5, Single-Family Residential to LI, Limited Industrial subject to platting.

STAFF COMMENTS:

- A. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer. Fees in lieu of main assessment may be included in the petition.
- 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. *The detention pond should be located in a drainage reserve.*
- D. Since drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes one opening along MacArthur Road. *The opening shall be platted 100 feet to the west.*
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. **GIS** needs to comment on street names. *The spelling of MacArthur Road shall be corrected. "Gold Street" shall be labeled as Gold. "So. Waco" shall be labeled as "Waco".*
- I. The platting 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.
- J. 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.)
- K. 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.

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