

## Huang, Vicky

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**From:** Lindebak, Mike  
**Sent:** Wednesday, August 02, 2000 8:34 AM  
**To:** Breitenstein, Chris; Huang, Vicky  
**Subject:** RE: Sub-division Agenda

**Sensitivity:** Private

Let's try to get this addressed. I have also asked Carl look to see if we need any R/W for his RR project.

-----Original Message-----

**From:** Breitenstein, Chris  
**Sent:** Wednesday, August 02, 2000 7:59 AM  
**To:** Huang, Vicky ; Lindebak, Mike  
**Subject:** Sub-division Agenda  
**Sensitivity:** Private

There is a plat on the Sub-division agenda (SUB 2000-60; Pizza Hut Pawnee/Hydraulic Addition) which should indicate a need to relocate the existing sewer and dedication of an easement. We have been working with the Architect so hopefully it shows up.

The sewer needs to be relocated as part of the project to take the existing 60" sewer that goes down to STP #1 out of use.

There is a problem with this site however, It has been identified that there is a leaking "Underground Storage Tank" along with contamination in the way of the sewer relocation.

Can we make it a platting requirement that the "UST" be removed and the contamination cleaned up prior to final platting?

**Chris Breitenstein**  
**Engineering**  
**316-268-4235**  
**[www.wichitagov.org](http://www.wichitagov.org)**

## Huang, Vicky

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**Sent:** Wednesday, August 02, 2000 7:59 AM  
**To:** Huang, Vicky ; Lindebak, Mike  
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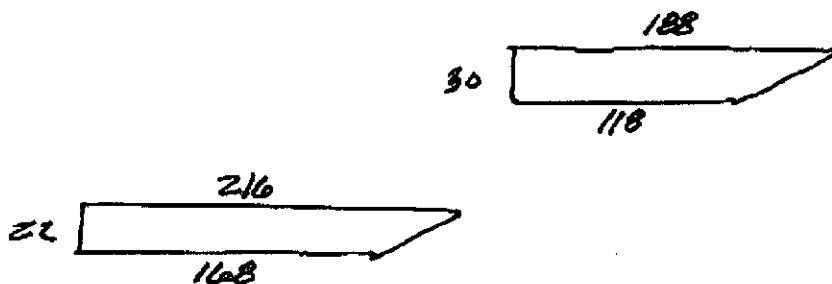
245 N. Waco Suite 420 Wichita, Kansas 67201 Phone 316-303-0154 Fax 316-303-0156 EMAIL baletkowski@transystems.com

# Fax

To: *CARL GIPSON* From: *STEVE WEBB*  
Fax: Pages: *2*  
Phone: Date:  
Re: CC:

Urgent  For Review  Please Comment  Please Reply  As Requested

● Comments:



HYDRAULIC AVE.

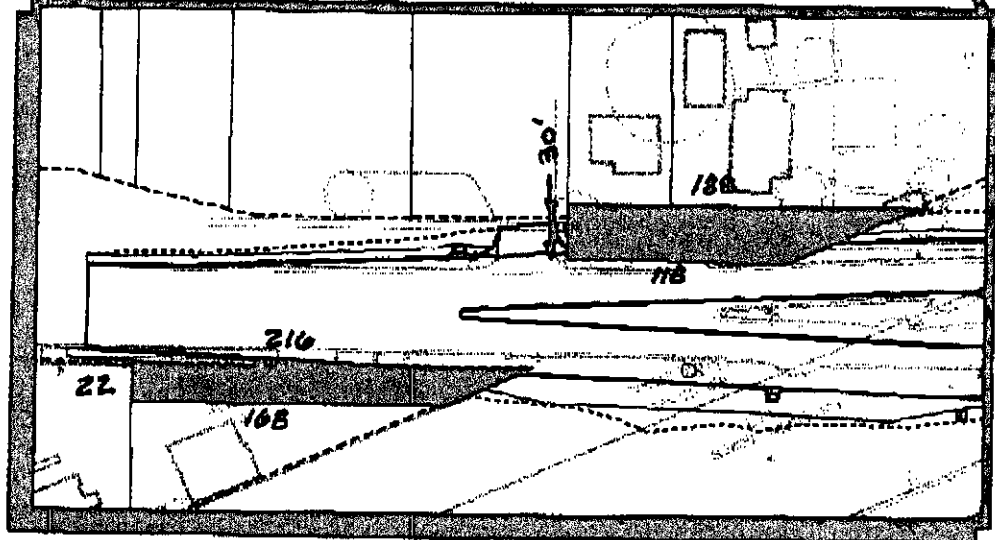
SOUTHEAST BLVD.

PAWNEE AVE.

Pawnee at B.N.S.F. Proposed R.O.W. Acquisition

*N-S dimensions  
are fixed to existing  
Rail E/W and lot  
lines. All dimensions  
here are approximate*

*Stair*





**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
316-684-9600 FAX 316-684-5100  
**LETTER OF TRANSMITTAL**

PROJECT: Industrial Air Center  
Water & Sanitary Sewer  
PROJECT NO: 00156

TO: Vicky Huang  
City of Wichita  
455 N. Main  
7TH Floor Eng.  
Wichita, KS. 67202

DATE: August 10, 2000

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We are sending you the following items:  Attached  
 Under separate cover  
 Via \_\_\_\_\_

Drawings                       Specifications                       Computer Disk(s)  
 Maps                                       Petitions                                       Other

**COMMENTS:** Please find attached a full size set of plans and computer disk with electronic files of drawings for the above referenced project.

For Your Approval                       As Requested  
 For Your Use                                       For Your Files  
 Approved As Noted                       For Review and Comment

**REMARKS:**

Signed:   
Dwayne Lancaster

CC:



\*\*\*

ACRES ON

\*

\*Pizza Hut Pawnee/Hydrolic Addition - FINAL PLAT

\*DATE -10/31/00

\*PROJECT NO. 00202 COGO 00 202

\*CLIENT NO. 355

\*

DESCRIBE FIGURE BEARINGS

1\*Cl of Pawnee

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2			20000.0000	20000.0000
	N 89 33 14.944 E	688.0208		
13			20005.3538	20688.0000

2\*CL Hydraulic

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2			20000.0000	20000.0000
	N 00 00 00.246 W	1172.0000		
1			21172.0000	19999.9986

AREA BEARINGS

3\*FINAL PLAT BOUNDARY

AREA = 49080.2549 (ACRES = 1.1267)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
3			20504.6265	20029.9994
	S 23 47 54.053 E	516.7044		

12			20031.8568	20238.4994
	S 89 33 14.983 W	178.5057		
9			20030.4678	20059.9991
	N 50 27 25.072 W	38.9021		
4			20055.2351	20029.9999
	N 00 00 00.229 W	449.3914		
3			20504.6265	20029.9994

\*

4\*LOT 1-1

AREA = 37582.6470 (ACRES = .8628)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
7			20459.2768	20049.9995
	S 23 47 54.011 E	445.3558		
11			20051.7890	20229.7089
	S 89 33 14.960 W	162.5933		
10			20050.5238	20067.1205
	N 50 27 25.284 W	28.6853		
6			20068.7865	20044.9999
	N 00 00 00.216 W	190.8400		
5			20259.6265	20044.9997
	S 90 00 00.000 E	5.0000		
8			20259.6265	20049.9997
	N 00 00 00.207 W	199.6503		
7			20459.2768	20049.9995

PRINTER  
 \*\* PRINTER HAS BEEN TURNED OFF



**Note:** This is an unplatted site located within the City of Wichita.

**STAFF COMMENTS:**

- A. Municipal water and sanitary sewer services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- B. An easement to cover the existing sanitary sewer will need to be platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Hydraulic and two access openings along Pawnee. 150 feet of complete access control is required from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Hydraulic and Pawnee are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat tracing shall reference the access controls in the plat's text.
- F. Traffic Engineering needs to comment on the need for additional right-of-way along Hydraulic and Pawnee.
- G. The platting binder shows that the site's ownership is in the name of additional parties. These names must appear on the owner's signature block on the final plat tracing.
- H. The owner's name "Noles" on the signature block needs to be corrected to "Niles" as referenced in the platting binder.
- I. The Deputy County Surveyor has advised that the plat boundary does not close.
- J. The "utility setback" along the south needs changed to a "utility easement".
- K. The width of the KGE easement in Book 32, Page 1058 needs to be denoted, along with the location of the south end of the easement.
- L. On the Benchmark, both C's need changed to Centerline.
- M. The legend needs changed from "= I.P." to "= found monument".
- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. 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.

- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.