

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

**CASE NUMBER:** SUB 2008-76 -- MCPEAK 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Craig A. McPeak, 258 N. Socora Dr., Wichita, KS 67212-3712

**SURVEYOR/AGENT:** Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** East of Tyler, South of 2<sup>nd</sup> St. (District V)

**SITE SIZE:** 2.93 acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 15,509 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2008-76 -- One-Step Final Plat of MCPEAK 2<sup>ND</sup> ADDITION**  
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**NOTE:** This is a replat of a portion of the McPeak Addition in addition to unplatted property to the south.

**STAFF COMMENTS:**

- A. Wichita Water Utilities Department has advised that sewer is available. Water is only available to Lot 2 and a petition for future water for Lot 1 is needed. In lieu of assessment fees are also needed.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) 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. On the final plat tracing, the MAPC signature block needs to reference "Darrell Downing" as Chairman.
- E. 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.
- F. 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.
- G. 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.)
- H. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. 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.
- N. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

**CERTIFIED ENGINEERING DESIGN, P.A.**

810 W. Douglas, Suite C  
Wichita, KS 67203  
(316) 262-8808 Office  
(316) 262-1669 Fax

**LETTER OF TRANSMITTAL**

DATE: September 8, 2008

TO: Ms. Julianne Kallman, P.E.  
Engineering Division  
City of Wichita  
7th Floor, City Hall  
455 North Main  
Wichita, KS 67202

SUBJ: McPeak 2<sup>nd</sup> Addition  
Wichita, KS

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the drainage plan and supporting calculations for McPeak 2<sup>nd</sup> Addition in Wichita, KS. Please notify me if any additional information is required. If you have questions please call me at (316) 262-8808.

Attachments

cc: Mr. Mark Savoy, Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS. 67211