



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

July 12, 2000

Ms. Vicky Huang, P.E.
7th Floor Engineering
City Hall
455 N. Main
Wichita, KS 67202

RE: Schneipp 2nd Addition
Drainage Concept

Dear Vicky:

Enclosed is a drainage concept plant for the above proposed plat to be heard on July 20th by the Subdivision Committee.

Please feel free to discuss this matter prior to the meeting if you think it beneficial.

Sincerely,

REISS & GOODNESS ENGINEERS

Robert Previtera, L.A.

Enc.

RP/lt

RECEIVED
JUL 12 2000
CITY - ENGINEERING

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-53 -- SCHNIEPP 2ND ADDITION

OWNER/APPLICANT: Cecil E. Schniepp, 9028 E. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, 2160 W. 21ST Street, Wichita, KS 67203

LOCATION: West of Tyler, South of Kellogg

SITE SIZE: 1.6 Acres

NUMBER OF LOTS

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

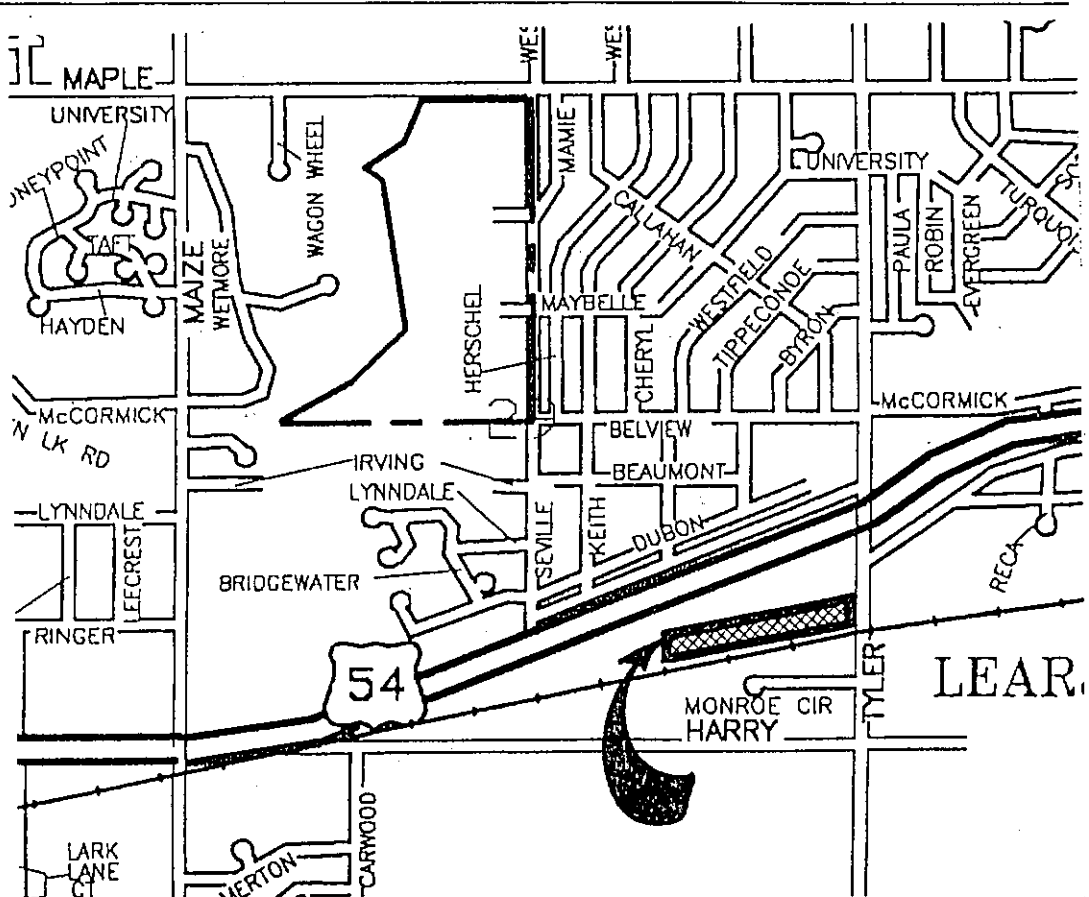
MINIMUM LOT AREA: 1.6 Acres

CURRENT ZONING: GC, General Commercial; LI, Limited Industrial

PROPOSED ZONING: Same

*Need to ext SS
off-site drainage
agreement*

VICINITY MAP



Note: This is a replat of a portion of Westport Addition in addition to unplatted land.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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. 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.
- E. 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.
- F. The final plat tracing shall reference a tie point to a section corner and its distance to the property.
- G. The lot exceeds the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- H. City Fire Department needs to comment on the need for any maximum building setback and/or restrictive covenant to accommodate fire equipment.
- I. County Surveying has advised that the legal description does not close.
- J. The platator'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.
- K. 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.)
- L. 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.
- M. 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.

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

Ultra Modern Pools, Inc.
9028 West Kellogg
Wichita, KS 67209
(316) 722-1431

January 9, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department
City Hall, 10th Floor
455 North Main
Wichita, KS 67202-1688

ATTN: Neil Strahl

RE: S/D 00-53 Final Plat of R. Schniepp 2nd Addition

Under the staff comments item C:

This item is causing a delay of my getting a building erected on the property. The Public Storage Company has hedged with us on the drainage agreement for 4 months. The City of Wichita, Property Management division has acquired my property for the West Kellogg highway improvement. I have building components on site with plans ready to be reviewed for a permit.

The last contact with the storage people was yesterday January 8, 2001. They suggest an underground pipeline to take the water south of their property. The flume of over 800 linear feet south of their property on my property taking their water and my water is natural drainage, which creates its own precedent. The problem now as it appears to me is that the Wolf Creek plot should have had a drainage plan, which addressed this problem. It appears that this was an omission and now is a problem for me, which my property or I did not contribute to. The railroad created the elevations and the site conditions as they are today. This requirement should be waived based on the fact that the drainage condition existed when the Wolf Creek addition was plotted. This would allow my project to progress and move, as the property management needs access to my property as soon as possible.

Time is of the essence as my move date was January 15, 2001. John Philbrick is allowing me extra time because of this problem.

Sincerely,


C. E. Schniepp

CC John Philbrick, Property Management
CC Bob Previtera, Reiss and Goodness Engineers

SCHNIEPP 2nd ADDITION
CLOSURE COMPUTATIONS

<u>FROM</u>	<u>BEARING</u>	<u>DISTANCE</u>	<u>NORTH</u>	<u>EAST</u>	<u>TO</u>
			1000.00	1000.00	1
1	N 0°00'00" E	100.00	1100.00	1000.00	2
2	S 72°20'03" W	320.00	1029.84	687.79	3
3	S 0°00'00" E	100.00	929.84	687.79	4
4	N 77°20'03" E	320.00	1000.00	1000.00	1

Error of Closure

	N 0°00'00" E	0.00	0.00	0.00	
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