

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-63 - S & D EQUIPMENT ADDITION

OWNER/APPLICANT: John J. Cammon, 219 N. West St., Wichita, KS 67203

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

LOCATION: North of Douglas Avenue, West side of West Street

SITE SIZE: .96 acres

NUMBER OF LOTS

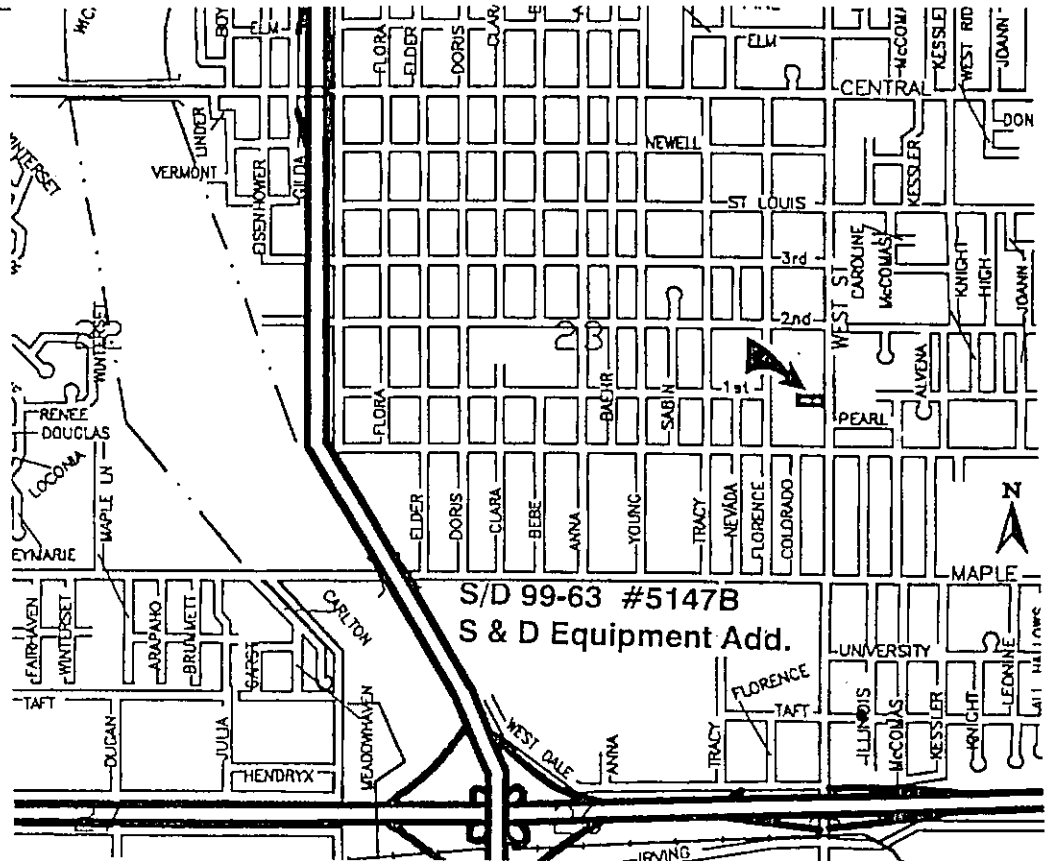
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 42,285 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
B, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3328) from SF-6, Single-Family Residential and B, Multi-Family Residential to LC, Limited Commercial. It is a replat of a portion of the Parkwilde Addition in addition to the south half of the vacated Academy Avenue. A contingent street dedication has been provided along the west line of the plat.

STAFF COMMENTS:

- A. It appears that existing municipal services are available to serve this site. The applicant shall plat an additional 4-ft of utility easement to conform with the standard 20-ft utility easement. 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. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along West Street. Traffic Engineering has approved one access opening to be located adjoining the lot to the south with an access easement granted for the benefit of the lot to the south.
- E. The MAPC Chair should be revised to reference "Frank Garofalo".
- 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 final plat tracing shall reference a tie point to a section corner.
- H. The name of the owner of the property indicated in the platting binder must correspond with the owner's name on the plat.
- 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 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.)
- 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 316-729-0102) 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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (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. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

HUANG_V

From: STRAHL_N
Sent: Tuesday, April 04, 2000 11:56 AM
To: HUANG_V
Subject: FW: S & D Equipment Addition

Sensitivity: Private

Vicky, could you have Mike Lindebak review this issue.

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

From: GUNZELMAN_P
Sent: Tuesday, April 04, 2000 11:48 AM
To: STRAHL_N
Subject: RE: S & D Equipment Addition
Sensitivity: Private

Any drives wider than 30' must be approved by the City Engineer.

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

From: STRAHL_N
Sent: Tuesday, April 04, 2000 10:51 AM
To: GUNZELMAN_P
Subject: S & D Equipment Addition
Sensitivity: Private

This plat on West street was considered by Council today. In accordance with Marvin's request, they have sent it back to MAPC for reconsideration regarding the cross-lot access agreement MAPD recommends with the property to the south.

Marvin wanted to know if you would agree to an increase in the width of the 32-ft driveway if the driveway is used as a joint access with the property to the south.



BAUGHMAN COMPANY, P. A.
 ENGINEERING & SURVEYING
 315 ELLIS WICHITA, KANSAS 67211
 (316) 262-7271 FAX (316) 262-0149

LETTER OF TRANSMITTAL

DATE: 10/4/99
 JOB NO.
 ATTENTION:
 RE: S&D EQUIPMENT

TO: Vicky Huang, P.E.
 Subdivision Engineer
 City Engineer's Office
 City of Wichita

WE ARE SENDING YOU Attached Under separate cover via the following items:

Plans Prints Shop drawings Samples Copy of letter

Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
2	10/4/99	S&D Equipment Addition Drainage Plan & Calculations

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
- For your use & information Approved as noted FOR BIDS DUE
- As requested Return for corrections For Signatures

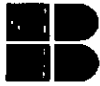
REMARKS:

COPY TO: file

SIGNED: _____

Scott C. Lindebak

RECEIVED
OCT - 4 1999
 CITY - ENGINEERING



BAUGHMAN COMPANY, P. A.
ENGINEERING & SURVEYING
 316 ELLIS WICHITA, KANSAS 67211
 (316) 262-7271 FAX (316) 262-0149

LETTER OF TRANSMITTAL

DATE: 10/5/99
 JOB NO.
 ATTENTION: Vicky Huang
 RE: S & D Equipment Addition
 Utility Plan

TO: Vicky Huang
 City Engineer's Office
 7th Floor - City Bldg.
 Wichita, Kansas 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
2		Utility Plan - S & D Equipment Addition

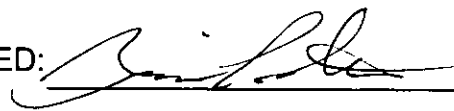
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 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections

REMARKS: Vicky, Enclosed for your review are two copies of the S & D Equipment Addition Utility Plan. Please call if you have any questions or concerns.

COPY TO: file

Encl: 2

SIGNED: 
 Brian Peltier, P.E.

CLOSURE - S + D EQUIPMENT ADD.

 L001

1		N	5000.000	E	5000.000	S	0+00
S	00-03'17.0"W		150.060				
2		N	4849.940	E	4999.857	S	1+50.060
S	88-48'20.0"W		281.260				
3		N	4844.077	E	4718.658	S	4+31.320
N	00-07'49.0"W		150.130				
4		N	4994.207	E	4718.316	S	5+81.450
N	88-49'18.0"E		30.150				
5		N	4994.827	E	4748.460	S	6+11.600
N	88-49'18.4"E		251.593				
1		N	5000.000	E	5000.000	S	8+63.193
LENGTH=	863.193	AREA=	42243.442 SF			.970 ACRES	