

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-35 – RISHEL ADDITION

OWNER/APPLICANT: Howard Rishel Trust, Attn: Howard Rishel, 14528 W. Hwy 54, Wichita, KS 67235

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: East side of Ridge, South of Maple (District V)

SITE SIZE: 1.07 acres

NUMBER OF LOTS

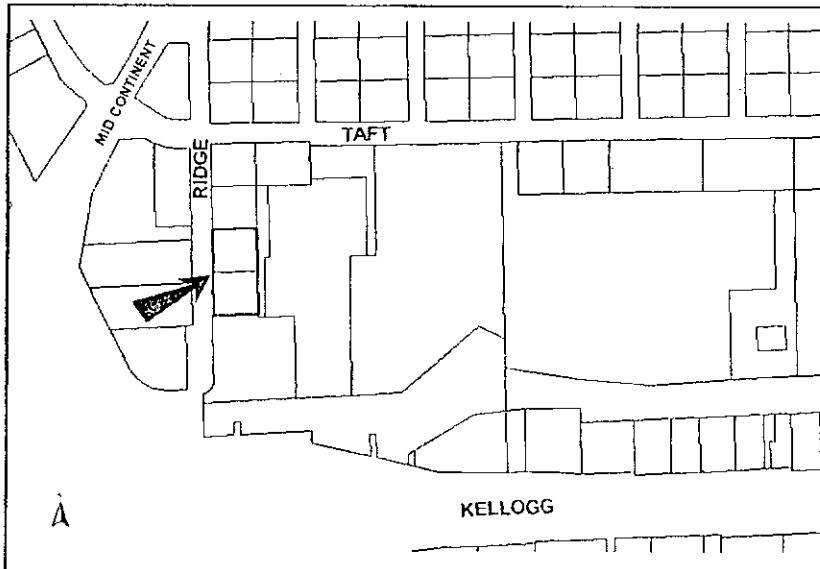
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.07 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2007-55) from SF-5, Single-Family Residential to GC, General Commercial.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. Traffic Engineering has approved the access controls. The plat proposes two openings along Ridge Circle.
- 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 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.
- G. 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.
- H. 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.)
- I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. 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.
- O. 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.



TRANSMITTAL

TO: Julianne Kallman, PE	FROM: Trevor Kurth, PE
COMPANY: City of Wichita	DATE: 5-1-08
ADDRESS: 7 th Floor City Hall	PROJECT: Rishel Addition
CITY/ STATE: Wichita, Kansas	PROJECT NUMBER:

RE:
Rishel Addition Drainage Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

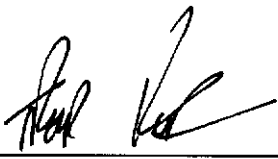
COPIES	DATE	DESCRIPTION
1	4-30-08	Rishel Addition Drainage Plan

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

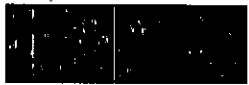
NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, P.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





Baughman

ENGINEERING
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LANDSCAPE
ARCHITECTURE

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149

April 30, 2008

Julianne Kallman, P.E.
Department of Engineering
City Hall - 7th Floor
455 North Main
Wichita, KS 67202

Re: Rishel Addition

Dear Julianne:

Enclosed please find two copies of the utility plan for the above referenced project. If you have any questions, feel free to contact our office.

Sincerely,
Baughman Company, P.A.

Trevor Wooten, I.E.

cc: file

CLOSURE - RISHEL ADDITION

PT 01 North: 5175.7547 East: 8548.9107
Line Course: N 00-18-20 W Length: 299.7800
PT 02 North: 5475.5304 East: 8547.3120
Line Course: S 90-00-00 E Length: 197.1100
PT 03 North: 5475.5304 East: 8744.4220
Line Course: S 00-17-00 E Length: 299.9400
PT 04 North: 5175.5941 East: 8745.9052
Line Course: N 89-57-08 W Length: 197.0000
PT 01 North: 5175.7584 East: 8548.9053

MISCLOSURE:

Line Course: S 55-46-43 E Length: 0.0065
North: 5175.7547 East: 8548.9106