

TRANSMITTAL

AUSTIN MILLER, P.A.
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Wichita, Kansas 67211
316-262-1281 Fax 316-262-6773

Date: June 16, 1997


To: City of Wichita
Engineering Department
7th Floor - City Hall
Wichita, KS 67202
Attn.: Ms. Vicky Haug, P.E.
Re: Voegeli Addition
AM # 97042

We transmit the following:

Bluelines Photocopies Legal Desc.
 Originals Shop Drawings Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
1		Drainage Plan

Remarks: _____


AUSTIN MILLER, P.A.
Kirk Miller, P.E.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

July 10, 1997

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

CASE NUMBER: S/D 97-43 VOEGELI ADDITION

OWNER/APPLICANT: Randall E. Voegeli, 3506 West Harry, Wichita, Ks 67213

AGENT: Engineering Services, %Austin Miller, P.A.
254 S. Laura, Suite 210, Wichita, KS 67202

SURVEYOR/ENGINEER: Benchmark Land Survey, 707 Opal, Maize, KS 67101

LOCATION: North of Harry, West of Knight Street.

SITE SIZE: 1.43 Acres

NUMBER OF LOTS

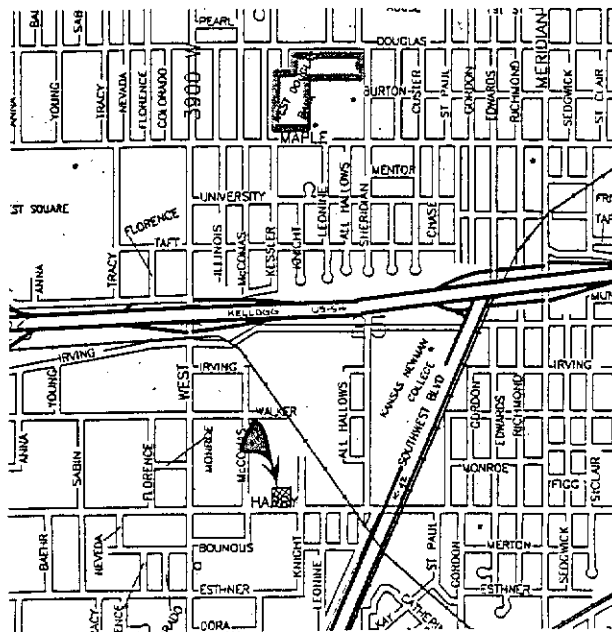
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	$\frac{1}{1}$

MINIMUM LOT AREA: 221.8 sq. ft.

CURRENT ZONING: "LI" Limited Industrial

PROPOSED ZONING: "LI" Limited Industrial

VICINITY MAP:



Note: The Voegeli Addition appears to be the replat of portions of Lots 8, 9, 10 and 11 of Esperanza Addition, plus a sliver of an unplatted tract west of Lot 11.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being served.
- B. The applicant shall guarantee the extension of city water to serve the lot being served.
- C. **City Engineering** needs to indicate if any Harry Street improvements are needed.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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 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.
- I. 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 (316-729-0102) 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 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 (Army Corps of

S/D 97-43 -- One-Step Preliminary-Final Plat of VOEGELI ADDITION
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Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464,
913-546-2294 or Kansas Department of Wildlife and Parks)

- K. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property. (The platting binder indicates a utility easement was established over the west 8 feet of Lot 8, Esperanza Addition.)
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Council.



Ms. Vicki Huang, P.E.
City of Wichita-Engineering Department
7th Floor, City Hall
Wichita, KS 67202

Re.: Voegeli Addition S/D 97-43
AM #97042

Dear Vicki:

The referenced project is a one step final plat on west Harry near Knight. We have previously discussed the need for a petition to guarantee sewer should the existing service fail. Our survey located a manhole in the parkway area on the north side of the street. You indicated if this is a sanitary sewer manhole, then a petition would not be required. Our surveyor says that this is a sanitary sewer manhole and the line runs east-west along the north side of Harry. The sewer service for the new building will tie into the existing sewer service, so I do not see the need for a petition.

The existing building is already served with water. The owners are not requesting an additional meter for the expansion. The expansion will be served off the existing service, so there should not be a need for a petition for water either.

Should you have any questions on this matter, please call.

Sincerely,
Austin Miller, P.A.

Kirk E. Miller, P.E.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-28 -- VOEGELI ADDITION

OWNER/APPLICANT: Precision Development, Inc., Attn: P. Voegeli, 1815 S. Pattie,
Wichita, KS 67211

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

LOCATION: South of Central, West side of Maize Road

SITE SIZE: 1.59 Acres

NUMBER OF LOTS

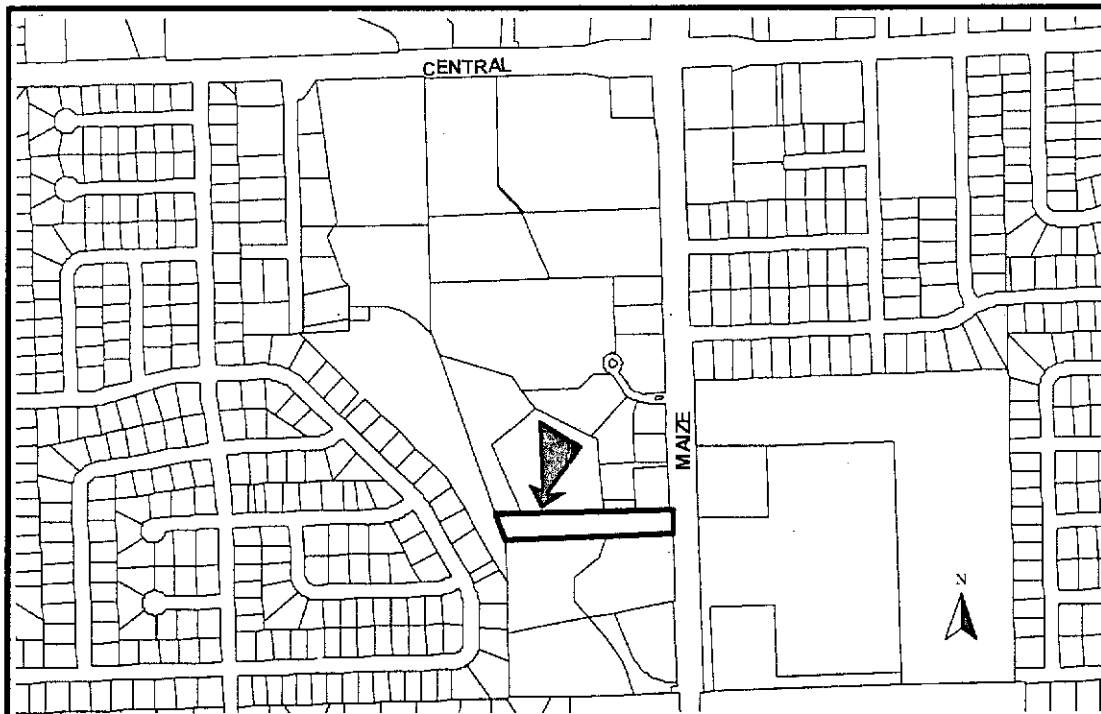
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 19,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



SUB 2004-28 -- One-Step Final Plat of VOEGELI ADDITION
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NOTE: This is an unplatted site located within the City. Lot 1, Block A has been approved for a zone change (ZON 2003-65) from SF-5, Single-Family Residential to GC, General Commercial subject to platting. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The final plat tracing shall be submitted with a revised name as an Addition located within Wichita exists with the name "Voegeli Addition".
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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 one access opening along Maize Road. The final plat tracing shall reference the dedication of access controls in the platting text. *A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along Maize Road if and when the subject lot or the adjoining lots are redeveloped.*
- F. "A lot and a block" shall be referenced in the platting text.
- G. The platting text indicates that reserves contain utilities as confined to easements. These easements shall be shown within the Reserve.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- K. 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.
- L. The vicinity map needs corrected to replace Kellogg with Maple.
- M. 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.
- N. 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.)

SUB 2004-28 -- One-Step Final Plat of VOEGELI ADDITION

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- O. 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.
- P. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. 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 NPDES 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

CLOSURE COMPUTATIONS
VOEGELI ADDITION

1)Southwest Corner	N00D00'55"E	280.00
2)Northwest Corner	S89D58'50"E	221.95
3)Northeast Corner	S00D01'12"E	279.92
4)Southeast Corner	S90D00'00"W	222.12
5)Southwest Corner		

Precision: 1/191,225