

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5.**

**April 9, 1998**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 98-33 - WICHITA TRANSIT ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: Dan Grohn, 8th Floor, City Hall,  
455 North Main Street, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Gary Wiley,  
303 S. Topeka, Wichita, KS 67202

**LOCATION:** South side of Waterman, West of Mosley

**SITE SIZE:** 10.3 acres

**NUMBER OF LOTS**

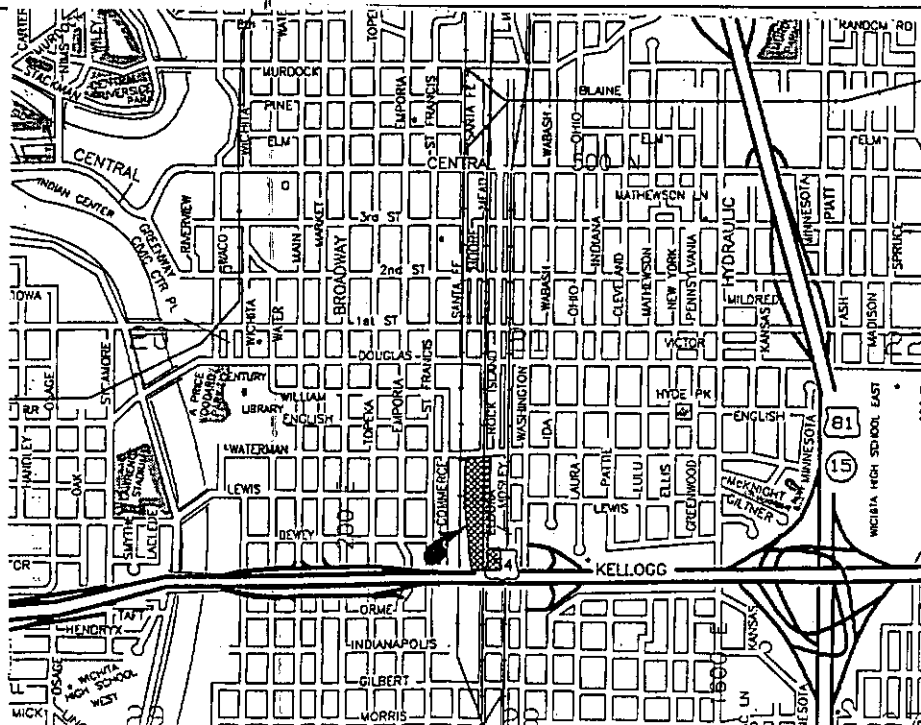
Residential: -  
Office:  
Commercial:  
Industrial: **2**  
Total: **2**

**MINIMUM LOT AREA:** 3.7 acres

**CURRENT ZONING:** LI, Light Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required.
- 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 concept.
- D. The plat denotes two existing driveways along Waterman. Traffic Engineering needs to indicate the need for access controls.
- E. The southern lot has access from an alley. An alley is defined as "a secondary means of access" in the Subdivision Regulations. Traffic Engineering needs to comment of the acceptability of this access.
- F. Traffic Engineering needs to indicate the need for street improvements.
- G. 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.)
- 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 (phone 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 [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 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Morning <sup>AM</sup> 35 5:15 - 6:00

20 West

15 East

Vars 11 5:30 - 5:45

6 West

5 East

Buses 16 back <sup>A.M.</sup> 8:10 - 9:10

9 from West

7 from East

Buses ~~Out~~ 16 out 10:45 - 11:00 AM

14 - West

2 - East

Buses 35 back <sup>P.M.</sup> 5:45 - 7:10

20 from W

15 from E

(25) 6:50 - 7:00

if

11

OVER  
↓

PM  
6:00 - 6:30  
back  
11  
Vance

6 am class  
5 am Eat

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

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April 9, 1998

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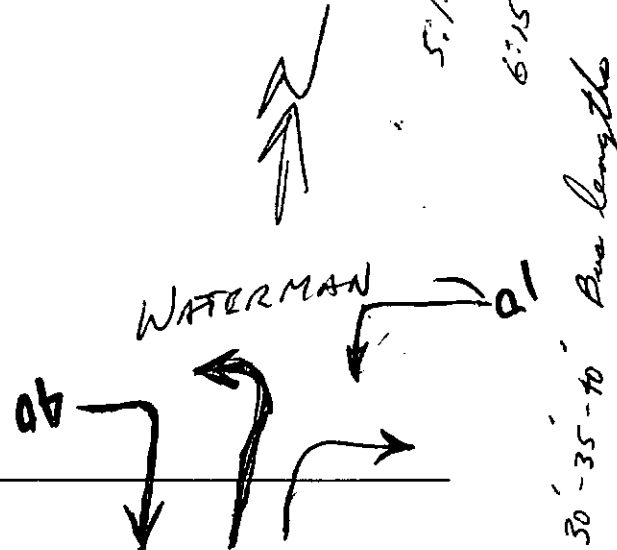
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VICINITY MAP



by [unclear] [unclear]  
MTA - 11.72  
265-1450

How many buses  
in and out each  
day and how do they  
get in and out?  
What would be the

Out in groups  
5-10  
Nightly storage of buses  
51+  
trolleys / on 2  
per day.  
18 Vans  
# of employees ]  
30-105

STAFF COMMENTS:

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- 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 concept.
- D. The plat denotes two existing driveways along Waterman. Traffic Engineering needs to indicate the need for access controls. *2 is ok*
- E. The southern lot has access from an ~~alley~~ <sup>MEAD street street</sup>. An ~~alley~~ <sup>street</sup> is defined as "a secondary means of access" in the Subdivision Regulations. Traffic Engineering needs to comment of the acceptability of this access. *Mickey thinks it is a street will check Monday*
- F. Traffic Engineering needs to indicate the need for street improvements. *was access to mostly designed? 5500 vpd on W. 4th. A lane deed lane?*
- G. 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.)
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96

CITY OF WICHITA  
HOURLY, 1 CHANNEL VEHICLE COUNT  
CORRECTION FACTOR: 1.00

REFERENCE: 96091816 16  
LOCATION: WATERMAN - E of ST FRANCIS  
WEATHER:  
OPERATOR:

FILENAME: 96091816  
WEDNESDAY SEPTEMBER 18, 1996

1.06



HOUR BEGINS	MONDAY 16	TUESDAY 17	WEDNESDAY 18	THURSDAY 19	FRIDAY 20	WEEKDAY AVERAGE	SATURDAY 21	SUNDAY 22	7 DAY AVERAGE
AM									
12	*	*	*	28	*	28	*	*	28
1	*	*	*	18	*	18	*	*	18
2	*	*	*	6	*	6	*	*	6
3	*	*	*	8	*	8	*	*	8
4	*	*	*	7	*	7	*	*	7
5	*	*	*	11	*	11	*	*	11
6	*	*	*	72	*	72	*	*	72
7	*	*	*	332	*	332	*	*	332
8	*	*	*	281	*	281	*	*	281
9	*	*	*	357	*	357	*	*	357
10	*	*	306	*	*	306	*	*	306
11	*	*	446	*	*	446	*	*	446
PM									
12	*	*	557	*	*	557	*	*	557
1	*	*	498	*	*	498	*	*	498
2	*	*	363	*	*	363	*	*	363
3	*	*	415	*	*	415	*	*	415
4	*	*	433	*	*	433	*	*	433
5	*	*	432	*	*	432	*	*	432
6	*	*	170	*	*	170	*	*	170
7	*	*	98	*	*	98	*	*	98
8	*	*	80	*	*	80	*	*	80
9	*	*	47	*	*	47	*	*	47
10	*	*	35	*	*	35	*	*	35
11	*	*	32	*	*	32	*	*	32

Aug. 28.3 veh/10 min  
Avg 16.3 veh/10 min

TOTALS	0	0	3912	1120	0	5032	0	0	5032
% AVG WKDAY	0.0	0.0	77.7	22.3	0.0				
% AVG DAY	0.0	0.0	77.7	22.3	0.0		0.0	0.0	
AM PEAK HR	*	*	11	9	*		*	*	
PEAK FLOW	*	*	446	357	*		*	*	
PM PEAK HR	*	*	12	*	*		*	*	
PEAK FLOW	*	*	557	*	*		*	*	

4747

CITY OF WICHITA  
 HOURLY, 1 CHANNEL VEHICLE COUNT  
 CORRECTION FACTOR: 1.00

REFERENCE: 96091003 3  
 LOCATION: WATERMAN - W of WASHINGTON  
 WEATHER:  
 OPERATOR:

FILENAME: 96091003  
 TUESDAY SEPTEMBER 10, 1996

1.07

HR BEGINS	MONDAY 9	TUESDAY 10	WEDNESDAY 11	THURSDAY 12	FRIDAY 13	WEEKDAY AVERAGE	SATURDAY 14	SUNDAY 15	7 DAY AVERAGE
AM									
12	*	*	32	*	*	32	*	*	32
1	*	*	18	*	*	18	*	*	18
2	*	*	15	*	*	15	*	*	15
3	*	*	17	*	*	17	*	*	17
4	*	*	14	*	*	14	*	*	14
5	*	*	44	*	*	44	*	*	44
6	*	*	119	*	*	119	*	*	119
7	*	*	517	*	*	517	*	*	517
8	*	*	549	*	*	549	*	*	549
9	*	*	421	*	*	421	*	*	421
10	*	*	464	*	*	464	*	*	464
11	*	541	*	*	*	541	*	*	541
PM									
12	*	655	*	*	*	655	*	*	655
1	*	547	*	*	*	547	*	*	547
2	*	467	*	*	*	467	*	*	467
3	*	522	*	*	*	522	*	*	522
4	*	568	*	*	*	568	*	*	568
5	*	614	*	*	*	614	*	*	614
6	*	201	*	*	*	201	*	*	201
7	*	128	*	*	*	128	*	*	128
8	*	104	*	*	*	104	*	*	104
9	*	67	*	*	*	67	*	*	67
10	*	69	*	*	*	69	*	*	69
11	*	49	*	*	*	49	*	*	49

Avg 33.5 veh/10 min  
 Avg 21.3 veh/10 min

TOTALS 0 4532 2210 0 0 6742 0 0 6742

% AVG WKDAY 0.0 67.2 32.8 0.0 0.0  
 % AVG DAY 0.0 67.2 32.8 0.0 0.0

6301

AM PEAK HR \* 11 8 \* \*  
 PEAK FLOW \* 541 549 \* \*

PM PEAK HR \* 12 \* \* \*  
 PEAK FLOW \* 655 \* \* \*

'94

CITY OF WICHITA  
HOURLY, 1 CHANNEL VEHICLE COUNT  
CORRECTION FACTOR: 1.00

PAGE 1 OF 2

REFERENCE: 94042009 9  
LOCATION: WATERMAN - E of TOPEKA  
WEATHER:  
OPERATOR:

1.16

FILENAME: 94042009  
WEDNESDAY APRIL 20, 1994

HR	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	WEEKDAY	SATURDAY	SUNDAY	7 DAY
RESINS	18	19	20	21	22	AVERAGE	23	24	AVERAGE
AM									
12	*	*	*	26	*	26	*	*	26
1	*	*	*	12	*	12	*	*	12
2	*	*	*	9	*	9	*	*	9
3	*	*	*	8	*	8	*	*	8
4	*	*	*	10	*	10	*	*	10
5	*	*	*	21	*	21	*	*	21
6	*	*	*	98	*	98	*	*	98
7	*	*	*	464	*	464	*	*	464
8	*	*	*	356	*	356	*	*	356
9	*	*	0	323	*	323	*	*	323
10	*	*	386	*	*	386	*	*	386
11	*	*	567	*	*	567	*	*	567
PM									
12	*	*	606	*	*	606	*	*	606
1	*	*	525	*	*	525	*	*	525
2	*	*	404	*	*	404	*	*	404
3	*	*	491	*	*	491	*	*	491
4	*	*	612	*	*	612	*	*	612
5	*	*	718	*	*	718	*	*	718
6	*	*	248	*	*	248	*	*	248
7	*	*	183	*	*	183	*	*	183
8	*	*	121	*	*	121	*	*	121
9	*	*	93	*	*	93	*	*	93
10	*	*	45	*	*	45	*	*	45
11	*	*	35	*	*	35	*	*	35

avg 41.3 veh/peak  
avg 30.5 veh/peak

TOTALS 0 0 5034 1327 0 6361 0 0 6361

5484

% AVG WKDAY 0.0 0.0 79.1 20.9 0.0  
 % AVG DAY 0.0 0.0 79.1 20.9 0.0 0.0 0.0

AM PEAK HR \* \* 11 7 \*  
 PEAK FLOW \* \* 567 464 \*

PM PEAK HR \* \* 5 \* \*  
 PEAK FLOW \* \* 718 \* \*

CITY OF WICHITA  
 HOURLY, 1 CHANNEL VEHICLE COUNT  
 CORRECTION FACTOR: 1.00

PAGE 1 OF 2

REFERENCE: 94051620 20  
 LOCATION: WATERMAN - W of WASHINGTON  
 WEATHER:  
 OPERATOR:

FILENAME: 94051620  
 MONDAY MAY 16, 1994

1.16

HR	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	WEEKDAY	SATURDAY	SUNDAY	7 DAY
BEGINS	16	17	18	19	20	AVERAGE	21	22	AVERAGE
AM									
12	*	39	*	*	*	39	*	*	39
1	*	16	*	*	*	16	*	*	16
2	*	11	*	*	*	11	*	*	11
3	*	17	*	*	*	17	*	*	17
4	*	12	*	*	*	12	*	*	12
5	*	36	*	*	*	36	*	*	36
6	*	194	*	*	*	194	*	*	194
7	*	691	*	*	*	691	*	*	691
8	*	685	*	*	*	685	*	*	685
9	*	475	*	*	*	475	*	*	475
10	538	0	*	*	*	538	*	*	538
11	711	*	*	*	*	711	*	*	711
PM									
12	820	*	*	*	*	820	*	*	820
1	700	*	*	*	*	700	*	*	700
2	550	*	*	*	*	550	*	*	550
3	760	*	*	*	*	760	*	*	760
4	869	*	*	*	*	869	*	*	869
5	799	*	*	*	*	799	*	*	799
6	231	*	*	*	*	231	*	*	231
7	140	*	*	*	*	140	*	*	140
8	115	*	*	*	*	115	*	*	115
9	88	*	*	*	*	88	*	*	88
10	45	*	*	*	*	45	*	*	45
11	40	*	*	*	*	40	*	*	40
TOTALS	6406	2176	0	0	0	8582	0	0	8582
% AVG WKDAY	74.6	25.4	0.0	0.0	0.0				
% AVG DAY	74.6	25.4	0.0	0.0	0.0		0.0	0.0	
AM PEAK HR	11	7	*	*	*		*	*	
PEAK FLOW	711	691	*	*	*		*	*	
PM PEAK HR	4	*	*	*	*		*	*	
PEAK FLOW	869	*	*	*	*		*	*	

7398

avg 38.5 veh/10min  
 avg 23.3 veh/10min

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7.**

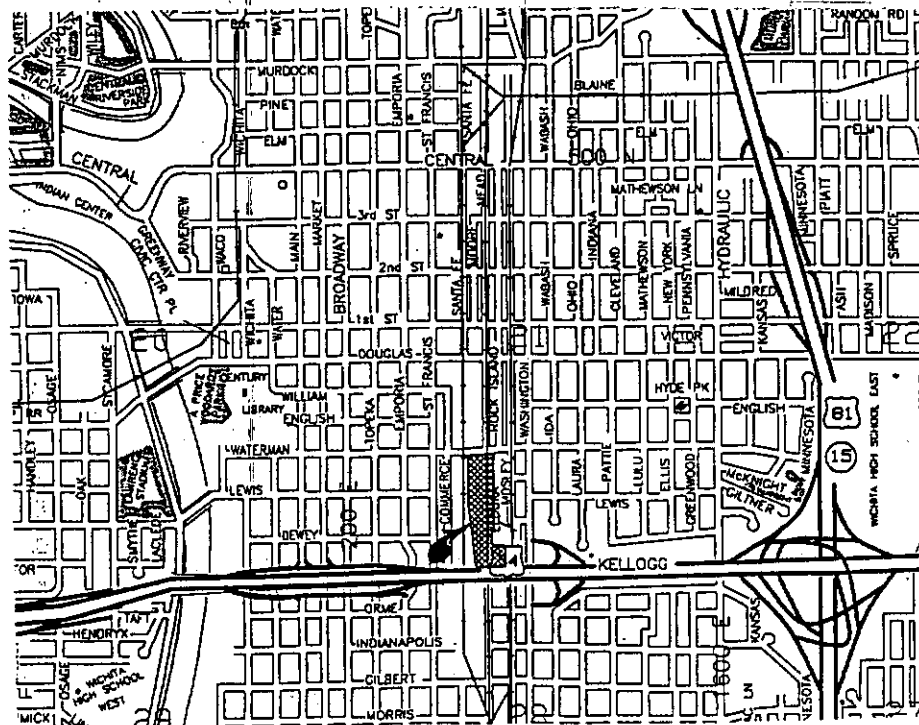
**June 4, 1998**

**STAFF REPORT**

**(Final Plat, Preliminary Plat approved 4/9/98)**

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  - Office:
  - Commercial:
  - Industrial: **2**
  - Total: **2**
- MINIMUM LOT AREA:** 3.7 acres
- CURRENT ZONING:** LI, Light Industrial
- PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required.
- 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 plat denotes two access openings along Waterman. Traffic Engineering needs to comment on the acceptability of the access controls.
- E. Parcel II described in the legal description of the platting binder has not been referenced in the final plat's legal description. The applicant needs to verify that this property is not to be included within this plat.
- F. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a binder revision needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- G. Traffic Engineering needs to indicate the need for street improvements. No street improvements are required.
- H. 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.)
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- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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. **KG&E has requested additional easements, which have been denoted on the final plat.**
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**PROFESSIONAL  
ENGINEERING CONSULTANTS, PA**

303 South Topeka  
WICHITA, KANSAS 67202

(316) 262-2691

TO VICKY HUANG, P.E.  
ENGINEERING DEPT.  
7TH FLOOR, CITY HALL

**LETTER OF TRANSMITTAL**

DATE	3-24-98	JOB NO.	36-96846-1324
ATTENTION			
RE: DRAINAGE CONCEPT - WICHITA TRANSIT ADD			

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

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO FILE

SIGNED: GARY WILEY

*If enclosures are not as noted, kindly notify us at once.*