



SAVOY, RUGGLES & BOHM, P.A.
 ENGINEERING AND SURVEYING
 924 NORTH MAIN
 WICHITA, KANSAS 67203

MEMO

Date: Wednesday, August 11, 1999

To: Ms. Vicky Huang
City of Wichita
City Hall - 7th Floor
Wichita, KS 67202

From: John D. Schmit, P.E.

Project: Wichita Retirement Residence
Drainage Plan

SRB Project No.: 1420P

Other Project Reference No.: _____

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by _____

Purpose:

- Approval
- Review & comment
- Use
- Other : _____
- Distribution
- Information
- Record

Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: _____
- Change Order
- Shop Drawings
- Other: _____

Copies	Description
1	Wichita Retirement Residence Drainage Plan

Remarks: Please review this drainage plan. This site will have one building with parking on the east and south. Area inlets will be used to drain the parking areas. The area inlets on the west will drain the grass areas and west roof drains. Some detention will be achieved using the area inlets. The 15" end sections near the south line of the plat will drain the areas along the south property line and relieve an existing ponding area behind the existing residences.

Copies to: _____
 file _____

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed John D. Schmit

If Enclosures are not as noted above, please inform us immediately
 Phone (316) 264-8008 Fax (316) 264-4621

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-57 - WICHITA RETIREMENT RESIDENCE ADDITION

OWNER/APPLICANT: Brandt Real Estate 13, L.L.C., 145 N. Westfield, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South side of 13th St. North, West of Maize Road

SITE SIZE: 5.2 acres

NUMBER OF LOTS

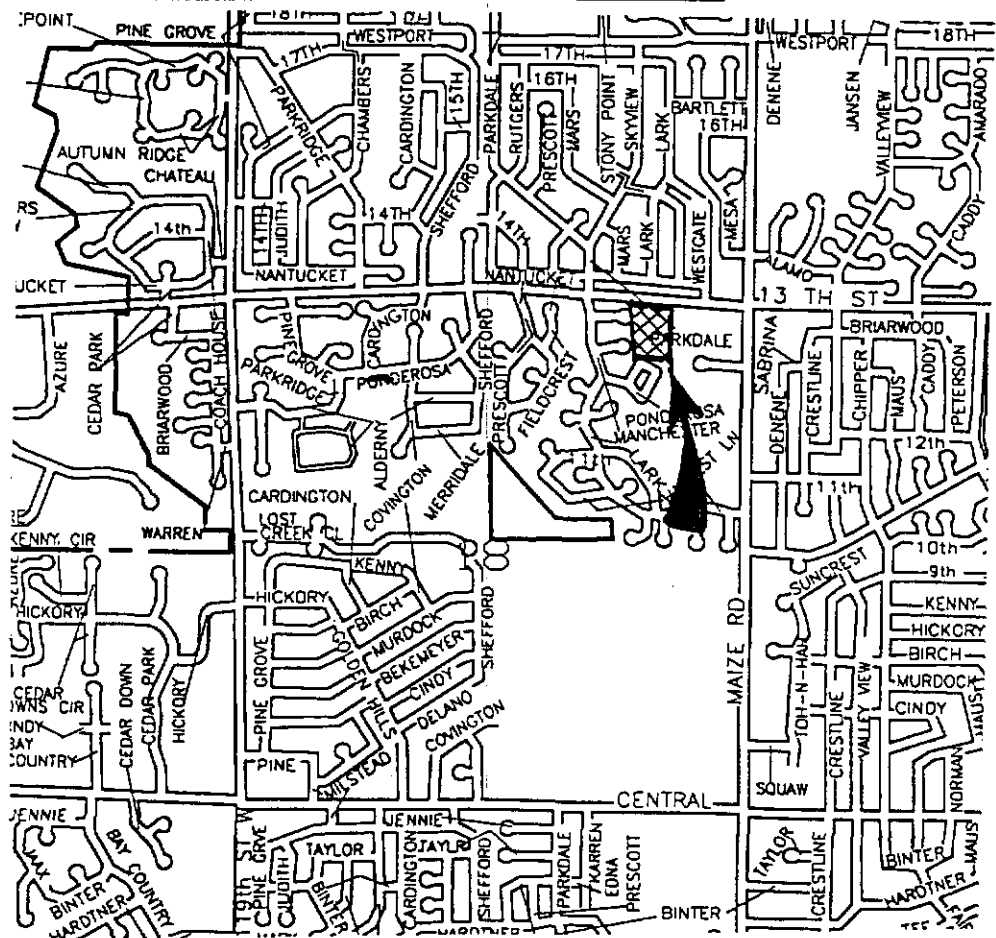
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.72 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Planned Unit Development, PUD #10

VICINITY MAP



Note: This is an unplatted site located within the City. A Planned Unit Development (PUD #10) was approved for this site for an assisted living facility.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this 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 plat proposes one access opening along 13th St. North. The plat's text shall specify that the location of the opening is subject to approval by the City Engineer.
- E. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- F. The applicant is reminded that a 15-ft landscape buffer is required along the west and south property lines in accordance with the PUD approval.
- G. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of PUD#10.
- H. A PUD Certificate shall be submitted prior to City Council consideration, identifying the approved PUD (referenced as PUD #10) and its special conditions for development on this property.
- I. 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.
- 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.

BOUNDARY CLOSURE: WICHITA RETIREMENT RESIDENCE

North: 19959.998	East: 19279.990
Line Course: S 00-00-00 W Length: 537.50	
North: 19422.498	East: 19279.990
Line Course: N 90-00-00 W Length: 366.77	
North: 19422.498	East: 18913.220
Line Course: N 05-10-05 W Length: 539.70	
North: 19960.004	East: 18864.605
Line Course: S 90-00-00 E Length: 415.39	
North: 19960.004	East: 19279.995

Perimeter: 1859.35 Area: 210,205. sq.ft. 4.82 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.008 Course: N 41-17-29 E
Error North: 0.0060 East: 0.0053
Precision 1: 232,923.32

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