



Wichita-Sedgwick County Metropolitan Area Planning Department

October 29, 2018

Bridge Properties, LLC
Attn: Justin
P.O. Box 781129
Wichita, KS 67278

RE: BZA2018-00063: City Administrative Adjustment to CON2017-28 to revise the approved site plan showing new location of duplexes and driveways.

Legal Description: Lot 2 and the north 30 feet of Lot 4, Block 17, Parkwilde Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for approval of a revised site plan for 258 North Florence as drawn by KE Miller Engineering.

We find that approving the revised site plan meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The revised location of the duplex structures and driveway access to the property will not negatively affect pedestrian and traffic circulation in the vicinity.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the adjusted site plan; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential and LC Limited Commercial. The revised site plan will not impact the surrounding uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

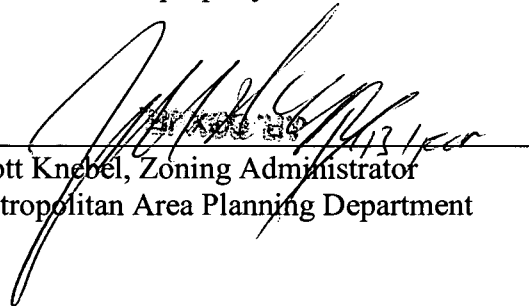
Our signatures below indicate that a Zoning Adjustment to revise the site plan for CON2017-28 is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved revised site plan.

- 2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department

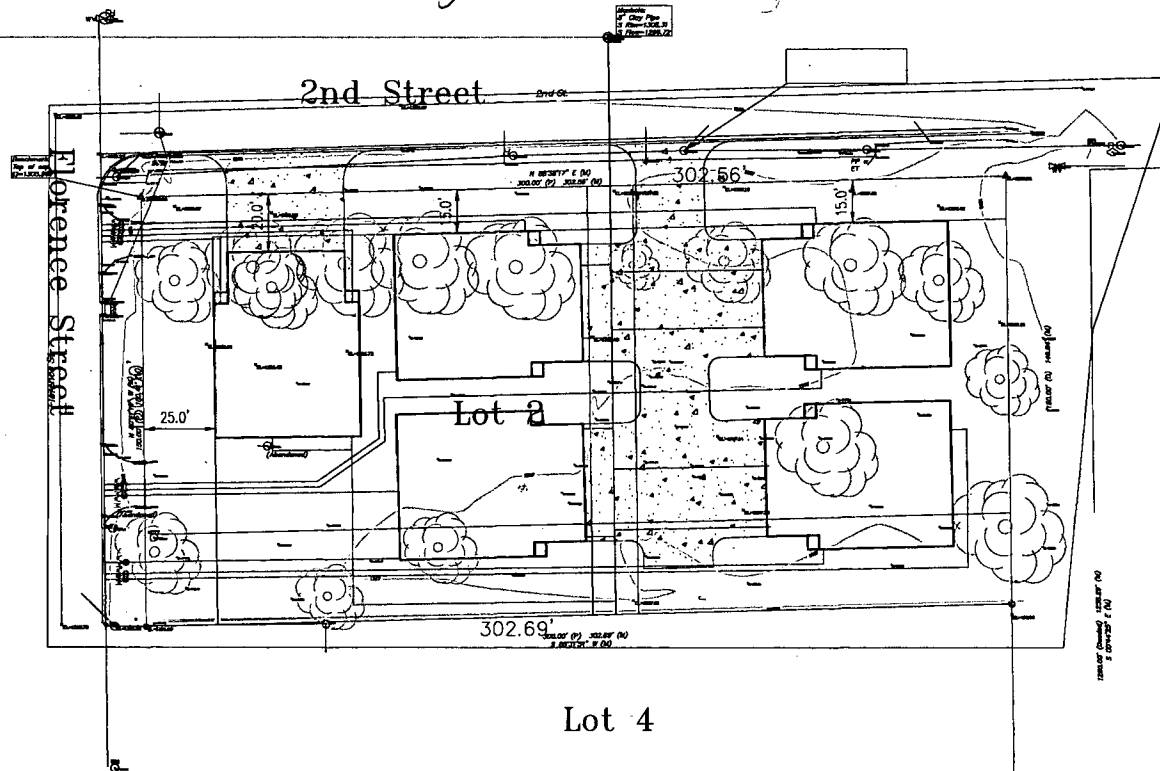

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, Community Services Representative District VI

REVISED SITE PLAN

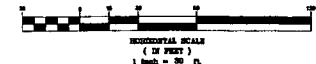
SITE PLAN

APPROVED 10/29/18 BY *RLMorgan*



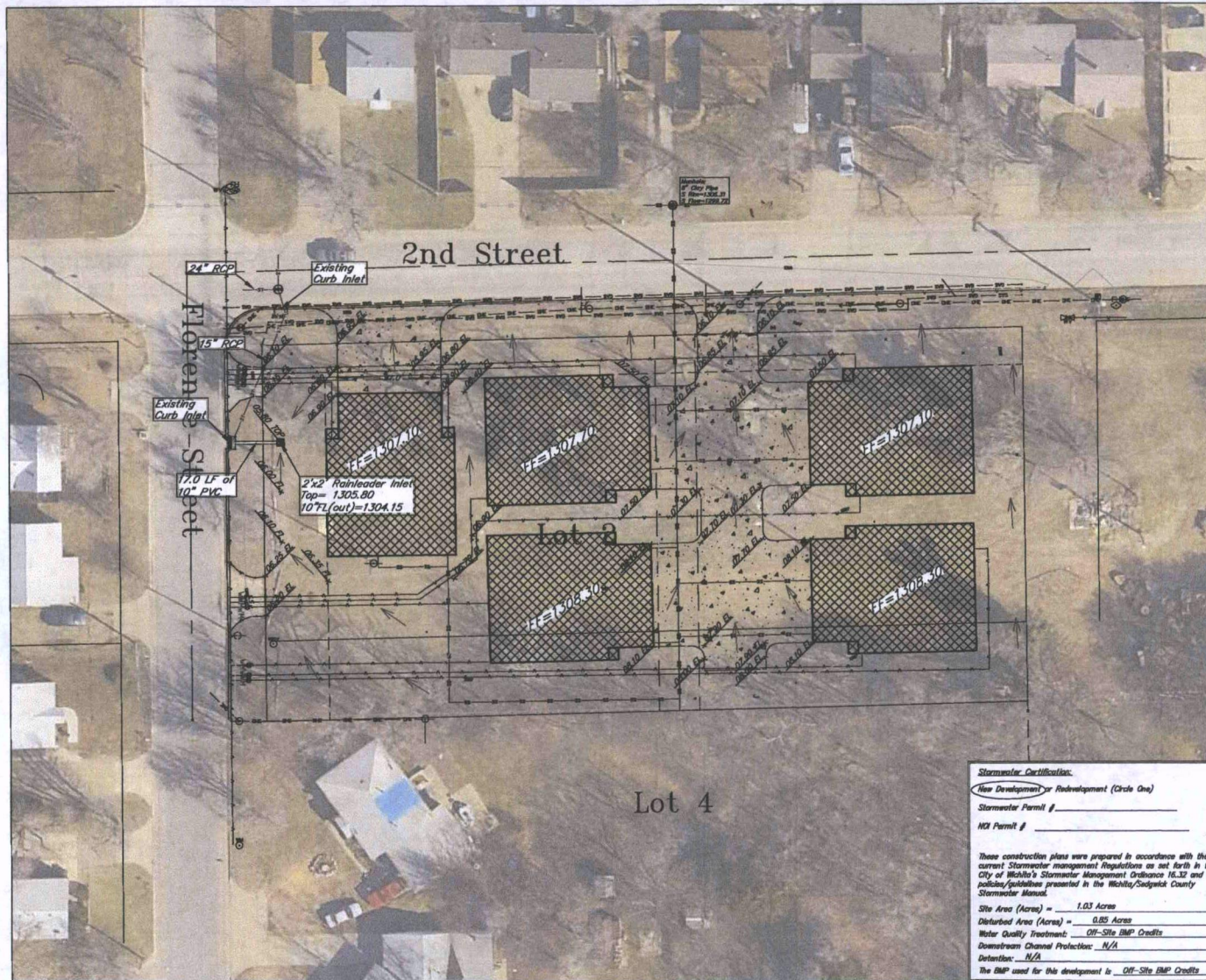
Benchmarks

Top of cap in NE property corner, 5" rebar.
Elevation: 1355.66 NAVD 88



Florence Street Duplexes
Site Plan
Wichita, Kansas

PROJECT NUMBER			
KEMILLER	REV NO.	FILE	DATE
ENGINEERING P.A.	18000		5/20/18
100 E. 10th, Wichita, KS 67202 (913) 262-0000	DESIGN	DRAWN	REVIEW
	KCM	DM	
			SHEET 1.0



Stormwater Certification:
 New Development or Redevelopment (Circle One)
 Stormwater Permit # _____
 N/A Permit # _____

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/priorities presented in the Wichita/Sedgewick County Stormwater Manual.

Site Area (Acres) = 1.03 Acres
 Disturbed Area (Acres) = 0.85 Acres
 Water Quality Treatment: Off-Site BMP Credits
 Downstream Channel Protection: N/A
 Detention: N/A
 The BMP used for this development is Off-Site BMP Credits

Grading Legend:

EP = Edge of Pavement
 EL = Elevation
 FL = Flow Line
 HP = High Point
 TC = Top of Curb
 SW = Top of Sidewalk
 TP = Top of Pavement
 TW = Top of Wall
 FFE = Finish Floor Elevation
 Flow Arrows
 Existing contours

Grade elevations =
 1300.00 + marked elevation

Benchmarks

Top of cap in NE property corner, 5" rebar.
 Elevation = 1305.86 NAVD 83

Runoff Calculations (2-, 5-, 10-, 25-, and 100-yr)

General Assumptions
 Rainfall Rate = 1.03 inches, Surface Type = Unimproved Urban Lot, > 1000 Square Feet
 Soil Group = B

DRAINAGE AREA	ACRES	IN	CN	C2	C3	C4	C5	C6	C7	C8	C9	C10	REMARKS
On-site (1)	1.03	15	80	2.18	3.25	4.38	5.13	7.12					Runoff from undeveloped site calculated to 100% at corner of Lot 2 & Florence St.

DEVELOPED CONVERSION
 100% area = 1.03 acres, Multi-Family Residential (RMS) Impervious
 (Hydrograph and Group = B)

DRAINAGE AREA	ACRES	IN	CN	C2	C3	C4	C5	C6	C7	C8	C9	C10	REMARKS
On-site (1)	1.03	15	80	3.20	4.38	5.20	6.34	8.21					Runoff from Developed site calculated to 100% at corner of Lot 2 & Florence St.

Notes:

- Existing and developed areas are indicated using the following method: 100% = 1" values are indicated from Top of Grade (Stormwater Design Elevation).
- The designated 100% or 100% is not located on or near the site. (Per 2017/2018/2019 Manual, December 25, 2019)

Gravel drainage basin,
 Area = 1.03 acres



Florence Street Duplexes
 Drainage Plan
 Wichita, Kansas

KEMILLER
 ENGINEERING PA
 117 E. Lane, Wichita, KS 67202 (913) 262-1111

PROJECT NUMBER	DATE	FILE	REVISION	SHEET
18050	10/25/18	DESIGN	10/25/18	5.0

SITE PLAN

APPROVED 10/29/18 BY *Elmorga*