



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 30, 2019

City of Wichita  
Attn: John Philbrick  
455 N. Main, 13<sup>th</sup> Floor  
Wichita, KS 67202

MKEC Engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Road  
Wichita, KS 67206

**Re: CON2019-29: City Administrative Adjustment to CON2001-00062 to approve new site plan; generally one-quarter mile south of West Central Avenue west of I-235 and east of the Mitch McConnell Drainage Ditch (5801 W. 3<sup>rd</sup> Street N.)**

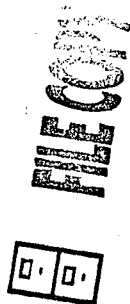
**Legal Description: LOT 1 & 1/2 VAC 3RD ST FROM W LI EISENHOWER TO PT 115 FT W OF W LI EISENHOWER EXC BEG SE COR LOT 1 TH W 13.99 FT N 351.5 FT NWLY 151.33 FT N 65 FT NW 36.8 FT E 58.46 FT S 593.74 FT TO BEG BLOCK A WEST SUBSTATION ADD EXEMPT 4473-83-TX**

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2001-00062 on SF-5 Single-Family residential zoned property to allow for the construction of a new 12,464 square foot building on the City of Wichita West Maintenance Facility at the southeast corner of the subject property.

We find that the adjustment to the site plan as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2001-00062 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The existing access point will not be changed.
- 2) Impact on existing uses in surrounding areas: The surrounding area is developed with residential and commercial uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Property north of the site is zoned SF-5 which is developed with single-family residences. East and west of the site are public rights-of-way for I-235 and Mitch McConnell Floodway. South of the site is GC General Commercial zoned property that is unimproved except for several small metal



storage buildings. Therefore adjusting the site plan to allow construction of a new 12,464 square foot building at the southeast corner of the subject property should not compromise existing or permitted uses on abutting sites.

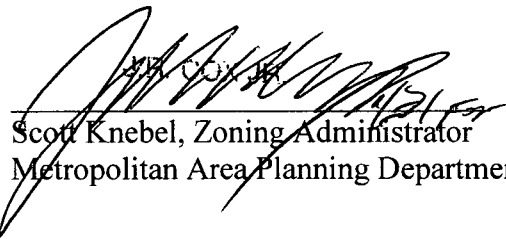
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to allow for the construction of a new 12,464 square foot building in SF-5 zoning district is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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  
Bryan Frye, WCC District V  
Cory Buchta, CRS District V



**MKEC**  
 Wichita, KS • 316.844.8400

**EARTHWORK NOTES**

- AFTER TOPSOIL STRIPPING, THE TOP 6" OF EXPOSED INSITU SUBGRADE SHALL BE PROOF ROLLED, SCARIFIED, MOISTURE CONDITIONED AND RECOMPACTED TO 95% STD. PROCTOR DENSITY (ASTM D-698) THEN BROUGHT UP TO GRADE WITH ENGINEERED FILL MATERIAL.
- PROOF ROLL THE SUBGRADE PRIOR TO FILL PLACEMENT TO ACHIEVE COMPACTION. ANY AREAS THAT "PUMP" OR WHERE COMPACTION IS NOT OBTAINED SHALL BE OVER EXCAVATED AND REPLACED WITH ENGINEERED FILL. PROOF ROLLING CAN BE ACCOMPLISHED USING A LOADED TANDUM ROLLER, TRUCK OR OTHER HEAVY RUBBER Tired CONSTRUCTION EQUIPMENT WEIGHING AT LEAST 20 TONS.
- MATERIAL SHALL BE CONSIDERED UNSUITABLE FOR SUBGRADE IF IT CONTAINS ORGANIC MATTER, SOFT SPONGY EARTH, OR OTHER MATTER OF A NATURE THAT COMPACTION TO THE SPECIFIED DENSITY IS UNPRACTICABLE. SUCH MATERIAL SHALL BE DEPOSED OF OFF-SITE AND BECOME THE PROPERTY OF THE CONTRACTOR.
- PLACE ENGINEERED FILL IN LOOSE LIFTS (6" THICK OR LESS) TO DESIGN GRADE. LIFT THICKNESS SHALL BE REDUCED TO 6" THICK OR LESS IN CONFINED AREAS OR WHEN HAND-GUIDED COMPACTION EQUIPMENT IS USED. COMPACT EACH LIFT TO 95% STD. PROCTOR DENSITY (ASTM D-698). THE SOILS SHALL BE COMPACTED WITH A SHEEPSFOOT ROLLER. SAND OR GRAVEL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY ROLLER.
- MOISTURE CONTENT OF NEW FILL SHALL BE CONTROLLED TO WITHIN +/- 2% OF OPTIMUM FOR COHESIVE SOILS WITH PLLESS THAN 18 OR SAND/GRAVEL MATERIAL. COHESIVE SOILS WITH PIGREATER THAN 18 SHALL BE CONTROLLED TO WITHIN +/-3% OF OPTIMUM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TRENCHES OR EXCAVATIONS MADE IN THE SUBGRADE ARE BACKFILLED PROPERLY, ADJUSTED TO THE REQUIRED MOISTURE CONTENT AND COMPACTED TO THE SPECIFIED DENSITY.
- RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURE, FROST, RAIN, ACCUMULATED WATER OR CONSTRUCTION ACTIVITIES.
- THE FINAL 5' DIRECTLY BELOW PAVEMENTS SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY (ASTM D-698) AND BE CONSTRUCTED OF ONE OF THE FOLLOWING:
  - GRANULAR SUBBASE MEETING KDOT AB-3
  - CRUSHED CONCRETE OVER GEGRID REINFORCING

**CONCRETE JOINTING NOTES**

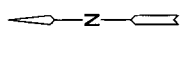
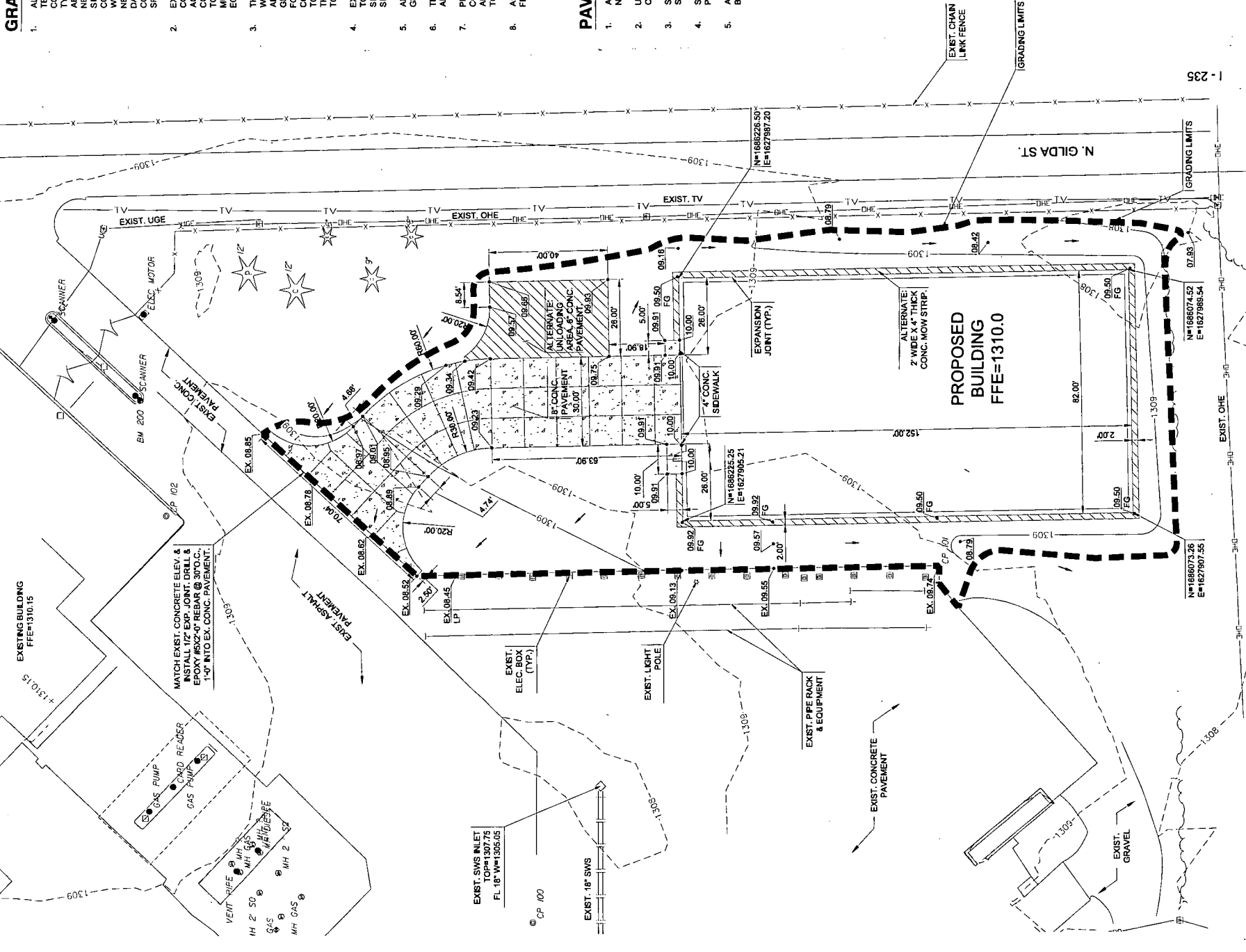
- IT IS IMPORTANT BOTH FUNCTIONALLY AND AESTHETICALLY FOR JOINTS IN CURB & GUTTER AND ABUTTING CONCRETE PAVEMENT TO HAVE A CONSISTENT PATTERN.
- JOINT SPACING SHOULD BE THOUGHT OUT AND ESTABLISHED PRIOR TO PLACING ANY CONCRETE. THIS INCLUDES JOINTING IN THE CURB & GUTTER ON BOTH SIDES OF PROPOSED CONCRETE PAVEMENT AND ON CURVES, DRIVES, ROUNDABOUTS, WHEELCHAIR RAMPS, ETC.
- PEDESTRIAN CONCRETE SIDEWALKS SHALL RECEIVE HAND TOOLED JOINTS.
- THE PAVING DETAILS, SPECIFICATIONS AND NOTES CONTAIN SPECIFIC REQUIREMENTS FOR JOINTING. THE FOLLOWING ITEMS SHALL SERVE AS GUIDELINES FOR THE CONTRACTOR WHEN DEVELOPING THE JOINTING PLAN:
  - JOINTING IN PAVEMENT SHALL BE AT RIGHT ANGLES TO CURB LINES WHEREVER POSSIBLE.
  - JOINT SPACING IN PAVEMENT SHALL GENERALLY NOT EXCEED 24 TIMES THE PAVEMENT THICKNESS.
  - JOINTS IN PAVEMENT SHALL NOT CREATE "L" SHAPED OR ODD SHAPED SECTIONS OR SECTIONS WITH NARROW POINTED PORTIONS THAT COULD BE SUBJECT TO CRACKING AND BREAKING.
  - CONTRACTION JOINT SPACING SHALL GENERALLY NOT EXCEED 1:3 TIMES LONGITUDINAL JOINT SPACING.

**GRADING NOTES**

- ALL SITE WORK FOR THIS PROJECT IS CONSIDERED UNCLASSIFIED. THE TERM "UNCLASSIFIED" EXCAVATION SHALL BE DEFINED AS MEANING THE CONTRACTOR BEARS THE ENTIRE RISK OF THE SOIL QUANTITIES AND/OR TYPE (E.G. ROCK, CLAY, PEAT, SILT, SHALE, ETC.) ENCOUNTERED EITHER ABOVE OR BELOW PROPOSED SUBGRADES. IN THE EVENT IT BECOMES NECESSARY FOR UNSUITABLE SOIL TO BE HANDLED, REMOVED FROM THE SITE, OR FOR SUITABLE MATERIAL TO BE IMPORTED TO THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND WORK. "UNUSABLE" SOIL ALSO INCLUDES SATURATED SOILS THAT MAY NEED REPLACING AND/OR TREATING IN ORDER TO MEET SCHEDULE DATES. THIS DEFINITION OF "UNCLASSIFIED" SUPERSEDES ANY CONTRARY DEFINITIONS OR STATEMENTS WHICH MAY BE CONTAINED IN SPECIFICATIONS, PLANS, OR OTHER DOCUMENTS.
- EXISTING LAWN AND TREES OUTSIDE THE NOTED LIMITS OF CONSTRUCTION SHALL BE PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY ACTIVITY EXCEPT TO FINAL SEEDING OPERATIONS. TEMPORARY CONSTRUCTION FENCE SHALL BE ERECTED AROUND THESE SITES PRIOR TO THE START OF ANY CONSTRUCTION. WORK SHALL BE LIMITED AS MUCH AS POSSIBLE TO WITHIN THE LIMITS OF GRADING. USE SMALLER EQUIPMENT WHERE NECESSARY.
- THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDOFFS/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR ALL SLOPE SHAPING. THE GRADING SHALL BE APPROVED BY THE ENGINEER REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
- TO EXISTING UTILITY VAULTS, MANHOLES, RISERS, ETC. SHALL BE ADJUSTED TO PROPOSED GRADES. WHERE IN CONFLICT, WHEN LOCATED IN SIDEWALK OR PAVEMENT AREAS, TOPS SHALL BE SET FLUSH WITH THE SIDEWALK OR PAVEMENT.
- ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO PROVIDE PERMANENT SEEDING, FERTILIZING, AND MULCHING.
- PROPOSED CONTOURS SHOWN ON THESE PLANS ARE FINAL SURFACE CONTOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS FOR PAVEMENT THICKNESS, SUBGRADE THICKNESS, TOPSOIL, REMOVALS, ETC.
- ALL DISTURBED AREAS, OUTSIDE OF PAVED AREAS, SHALL BE SEEDED & FERTILIZED AS FOLLOWS:
  - 6 TONS LBS/ACRE
  - 10-20-10 @ 150 LBS/ACRE

**PAVING NOTES**

- ALL DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL SIDEWALKS SHALL BE 4" UNREINFORCED CONCRETE.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
- SIDEWALK EXPANSION JOINT FILLER SHALL BE GREY, SELF-LEVELLING POLYURETHANE SEALANT.
- AGGREGATE BASE UNDER PAVEMENT SHALL EXTEND A MINIMUM OF 1' BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT.



SCALE: 1"=20'

**PROPOSED ADDED SITE PLAN PER ADJUSTMENT**



SUBJECT PROPERTY

3RD ST.

EXISTING SITE

N. GILDA ST.

I - 235

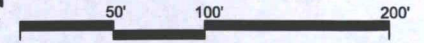
PROPOSED BUILDING  
12,464 S.F.

**SITE PLAN**

APPROVED 7/30/19 *Blmaga*



SITE PLAN



7.15.2019



**SITE PLAN PER ADJUSTMENT ON CON2001-00062**  
CITY OF WICHITA SALT STORAGE BUILDING