

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-58 -- CENTRAL MAIZE SCHOOLS ADDITION

OWNER/APPLICANT: Unified School District #266 (Maize), 201 S. Park, Maize, KS 67101

AGENT: Dr. Craig Elliot, Superintendent of Schools, 201 S. Park, Maize, KS 67101

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Southwest corner of 37th St. North and Tyler

SITE SIZE: 100 Acres

NUMBER OF LOTS

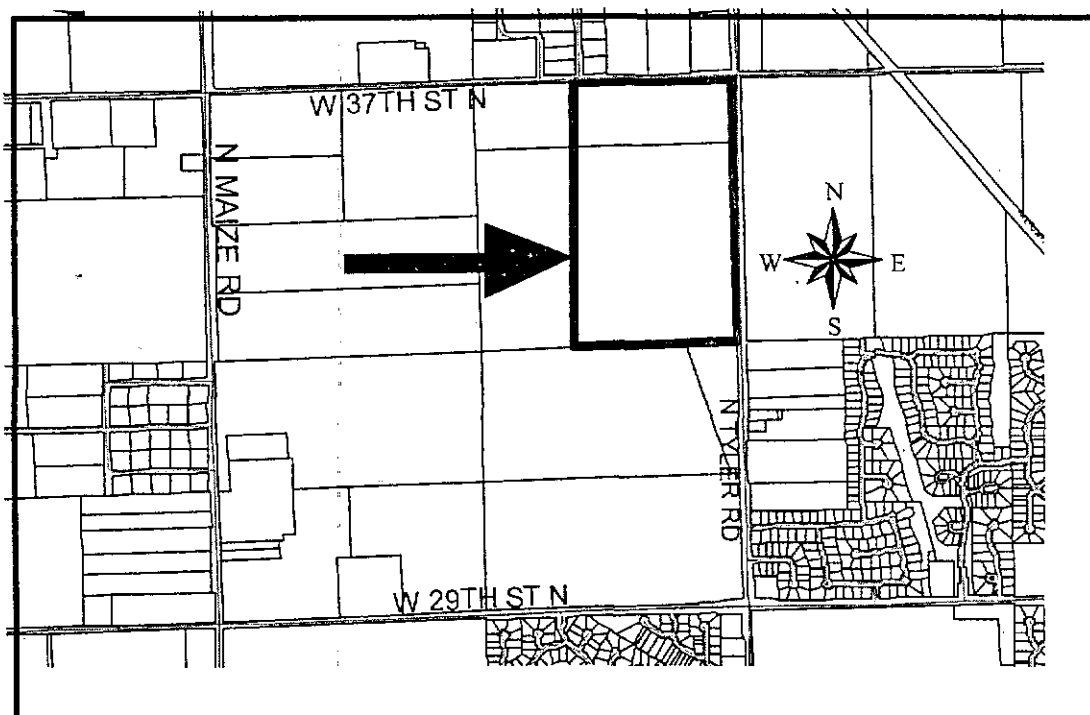
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 94.86 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence.

STAFF COMMENTS:

- A. The Applicant shall submit a petition for extension of City water and sanitary sewer services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has requested that the Applicant provide on-site detention ponds. Drainage discharge shall be limited to the capacity of the existing drainage structures. Additional drainage easements may be required upon review of the master Drainage Plan. Prior to final plat submittal, the Applicant needs to meet with County Engineering to discuss the road and drainage.
- D. County Engineering needs to comment on the need for improvements to perimeter streets.
- E. County Engineering needs to comment on the need for access controls. In accordance with the Subdivision regulations, 150 feet of complete access control from the intersection is required along both perimeter streets. The final plat shall reference the access controls in the plat's text. Prior to final plat submittal, the Applicant needs to meet with County Engineering to discuss access controls and internal traffic flow.
- F. County Engineering has requested that the KGE easement along the south line be dedicated as a utility easement.
- G. The plat's text shall note the dedication of the streets to and for the use of the public.
- H. The Applicant is advised that if platted, the building setbacks may be reduced to 35-ft from the section line roads.
- I. 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.
- J. 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.
- K. 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.)
- L. 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.

SUB 2001-58 -- Preliminary Plat of CENTRAL MAIZE SCHOOLS ADDITION
June 14, 2001 - Page 3

- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 AutoCAD. This will be used by the City and County GIS Department.

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(Final Plat, Preliminary Plat Approved 6/14/01)

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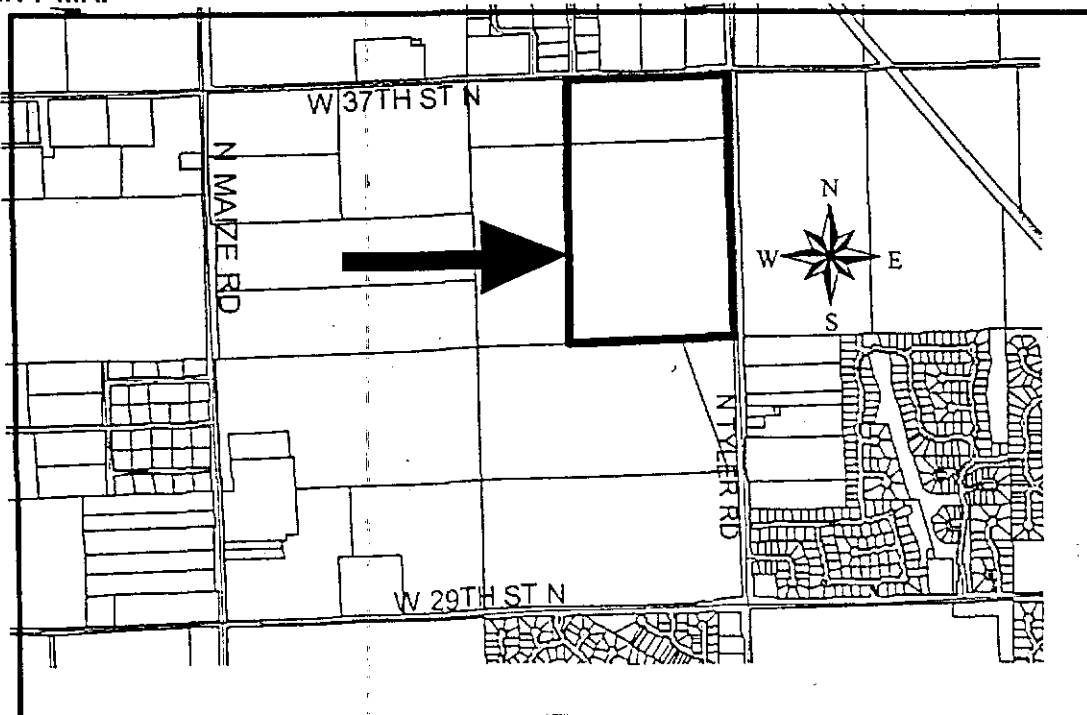
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STAFF COMMENTS:

- A. The Applicant shall submit a petition for extension of City water and sanitary sewer services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has requested that the Applicant provide on-site detention ponds. Drainage discharge shall be limited to the capacity of the existing drainage structures. A Master Drainage Plan is needed.
- D. County Engineering needs to comment on the need for improvements to perimeter streets. A guarantee is required for left turns at the entrances.
- E. County Engineering needs to comment on the need for access controls. The final plat shall reference the access controls in the plat's text. County Engineering has required 250 feet of complete access control at the intersection. County Engineering has recommended one access opening along 37th St. and two access openings along Tyler.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. 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.
- H. The purposes of the reserve need to be referenced in the plat's text.
- I. The language in the plat's text needs to be revised to reference "Lot 1, Block A" instead of "the adjacent property owners" in regards to the responsibility of Reserve A.
- J. Reserve A needs dimensions at the following locations: along the west line of Lot 1 from the southwest corner; from the south line, of the portion running parallel to the south line of lot 1, to the south line of Lot 1; the width of the portion running parallel to the south line of Lot 1; and the width of the portion running parallel to the east line of Lot 1.
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- L. The platlor'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.
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OFFICE COPY

DESCRIBE FIGURE BEARINGS 1

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			.0000	.0000
2	S 00 35 33.000 W	2639.5000	-2639.3589	-27.2948
3	S 89 55 26.000 W	1700.0200	-2641.6172	-1727.3133
4	N 00 35 33.000 E	2641.7600	.0016	-1699.9951
5	S 90 00 00.000 E	1700.0000	.0016	.0049
1	S 71 54 28.596 W	.0051	.0000	.0000

CLOSURE 1 5

LENGTH OF TRAVERSE = 8681.2851
 CLOSURE DISTANCE = .0051
 CLOSURE DIRECTION = N 71 54 28.596 E
 CLOSURE RATIO = 1/ 1694346.0

PRINTER OFF

** PRINTER HAS BEEN TURNED OFF