

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-24 -- FIRE STATION 13 ADDITION

OWNER/APPLICANT: City of Wichita, 455 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 42nd Street North, west of Meridian.

SITE SIZE: 1.72 Acres

NUMBER OF LOTS

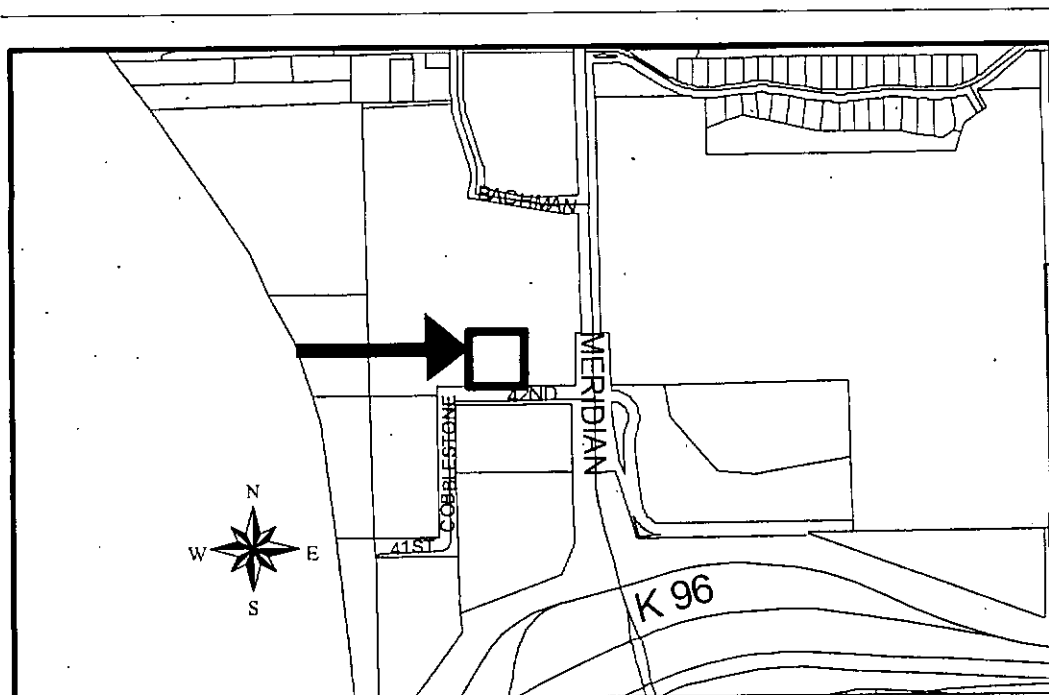
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.72 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The property is subject to the Moorings CUP (DP-78). The CUP indicates a proposed 64-ft street abutting the plat to the north, however, this street will be dedicated when the abutting property to the north is platted.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal water appears to be available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- B. This plat will be subject to approval of the associated CUP amendment and any related conditions of such an amendment. Prior to this plat being scheduled for MAPC review, the CUP Amendment will need to be approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. A note shall be placed on the final plat tracing, indicating that this Addition is subject to the conditions of the Moorings Community Unit Plan (CUP 2002-06, DP-78 #2).
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-78 #2) and its special conditions for development on this property.
- H. On the final plat tracing, the Mayor's signature line shall be replaced with the City Manager, preceded above by "At the direction of the City Council".
- 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.)

SUB 2002-24 -- One-Step Final Plat of FIRE STATION 13 ADDITION
March 28, 2002 - Page 3

- 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.

Fire Station 13 Addition

Parcel Closures

Project: 01198

COGO Revisions:

Date: Monday, March 11, 2002

COGO Project: none

Client: 113

Parcel name: Final Plat Boundary

Line Course: N 00-02-00 E Length: 250.00	North: 10017.6153 East: 9366.1584
Line Course: S 89-58-00 E Length: 300.00	North: 10267.6152 East: 9366.3038
Line Course: S 00-02-00 W Length: 250.00	North: 10267.4407 East: 9666.3038
Line Course: N 89-58-00 W Length: 300.00	North: 10017.4408 East: 9666.1583
	North: 10017.6153 East: 9366.1584

Perimeter: 1100.00 Area: 74,999. sq.ft. 1.72 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0000 Course: S 90-00-00 E

Error North: 0.00000 East: 0.00000

Precision 1: 1,100,000,000.00