

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-46 – HAMILTON MIDDLE SCHOOL ADDITION

OWNER/APPLICANT: USD 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Harry, on the west side of Broadway.

SITE SIZE: 3.93 Acres

NUMBER OF LOTS

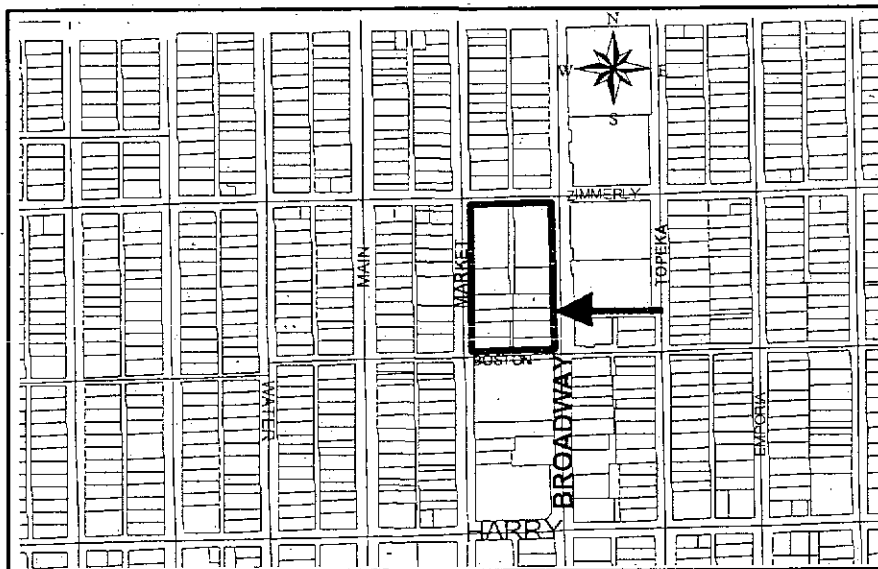
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.93 Acres

CURRENT ZONING: LC, Limited Commercial, MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of various additions in addition to unplatted property.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated. A guarantee is also requested for the relocation of the sewer line.
- 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. Traffic Engineering needs to comment on the need for any improvements to perimeter streets.
- F. Traffic Engineering needs to comment on the access controls and the need for specifying the location of the openings. The plat proposes two access openings along Broadway. The final plat shall reference the dedication of access controls in the plat's text. *Traffic Engineering has required complete access control along Broadway.*
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. Traffic Engineering needs to comment on the need for additional right-of-way or contingent right-of-way for Broadway. The Subdivision Regulations require a 50-ft half street right-of-way for arterials. *Traffic Engineering has required a 20-foot contingent dedication of right-of-way along Broadway.*
- I. Traffic Engineering needs to comment on the need for additional right-of-way for Boston which is platted as a 20-foot half street right-of-way, less than the standard 30 feet for pre-existing city streets. *Traffic Engineering has required a 10-foot dedication of additional right-of-way along Boston.*
- J. As a commercially-zoned lot and multi-family-zoned lot abutting non-arterial streets, the Subdivision regulations require sidewalks along Boston and Zimmerly.
- K. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- L. 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.

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

Hamclose

CLOSURE - HAMILTON MIDDLE SCHOOL ADDITION

PT 1	North: 19612.1870	East : 26789.6013
Line	Course: N 00-00-00 E	Length: 572.8900
PT 2	North: 20185.0770	East : 26789.6013
Line	Course: S 89-53-07 E	Length: 299.9300
PT 3	North: 20184.4765	East : 27089.5307
Line	Course: S 00-00-13 E	Length: 569.4400
PT 4	North: 19615.0365	East : 27089.5666
Line	Course: S 89-27-25 W	Length: 299.9800
PT 1	North: 19612.1933	East : 26789.6001

