

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-92 – MAIZE SCHOOL SOUTH CAMPUS ADDITION

**OWNER/APPLICANT:** USD 266, 201 S. Park Ave. Maize, KS 67101

**SURVEYOR/AGENT:** K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

**LOCATION:** South side of 37<sup>th</sup> St. North between Maize and Tyler Road

**SITE SIZE:** 269.5 acres

**NUMBER OF LOTS**

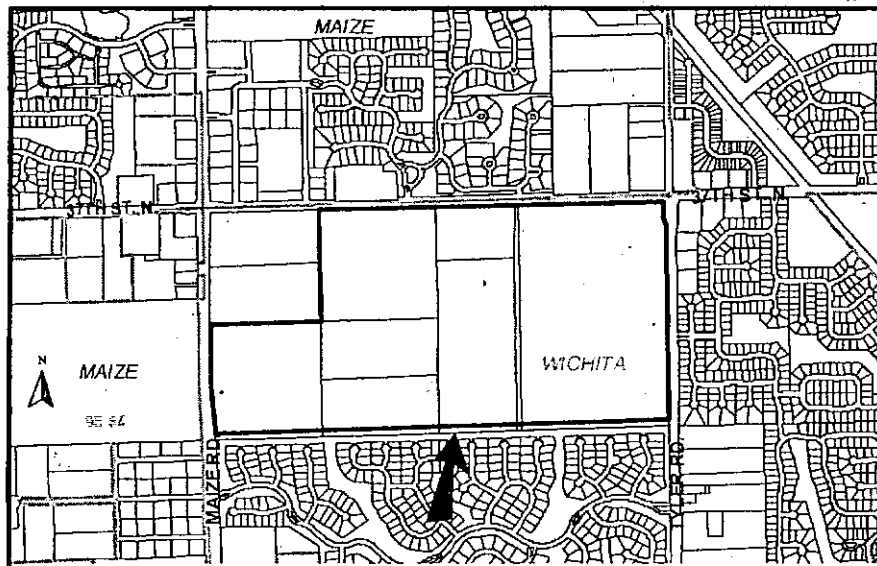
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 15 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of the Central Maize Schools Addition in addition to unplatted land to the west.

**STAFF COMMENTS:**

- A. City water and sanitary sewer services are available to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes three openings along Tyler, three openings along Maize, and six openings along 37<sup>th</sup> St. North. Traffic Engineering requests that the face of the plat specifies that all access points shall be placed in accordance with Access Management Standards. Access controls need to be denoted at the corner of 37<sup>th</sup> St. North and Tyler. The site plan denotes an additional opening along Tyler that needs to be included on the final plat tracing.
- E. The plat's text shall note the dedication of the streets to and for the use of the public.
- F. The two lots shall be included within one block.
- G. The standard language regarding vacation statutes need to be referenced.
- H. Reserve A needs to address utilities.
- I. County Surveying advises that a benchmark datum is needed.
- J. The plat's text shall include reference to "lots and a block" in the owner's certificate.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. In accordance with the plat's text, Fox Ridge Development Company is responsible for ownership and maintenance of Reserve A. The restrictive covenant associated with Reserve A will need to be signed by Fox Ridge Development Company.
- M. 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.
- N. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- O. 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.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. 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.

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- S. 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.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. 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.
- W. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.