

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-129 – SOWERS ADDITION

OWNER/APPLICANT: U.S.D. 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

SURVEYOR/ENGINEER: Austin Miller, Inc., Attn: Tim Austin, 355 N. Waco, Suite 200, Wichita, 67202

LOCATION: South of Pawnee, East of I-135

SITE SIZE: 14 Acres

NUMBER OF LOTS

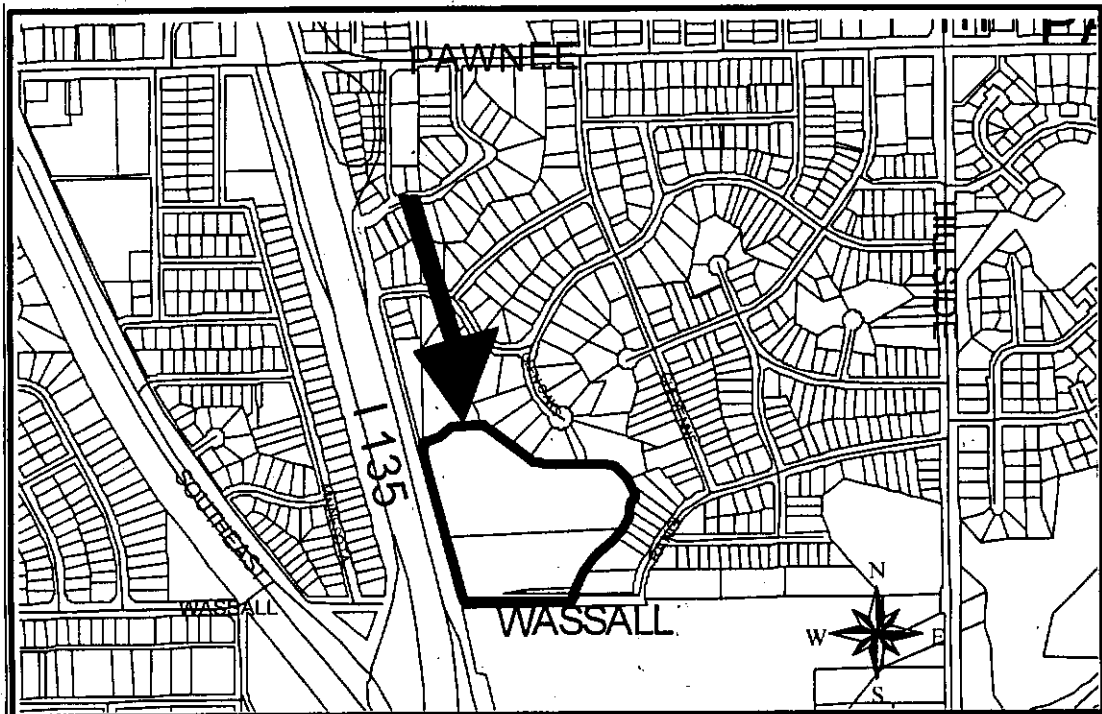
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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Note: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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 and the need for any reserve areas.
- D. The 30-ft dimension along Spruce needs to be identified as half-street or full street right-of-way.
- E. The Park and Pathways Plan indicates a greenway abutting this plat. A public access easement should be platted along both south and west property lines.
- F. The width of the Wassall right-of-way needs to be denoted.
- G. The interior lot line needs to be removed.
- H. The year "2002" needs to replace "2001" within the signature blocks.
- I. 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.
- 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.)
- 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

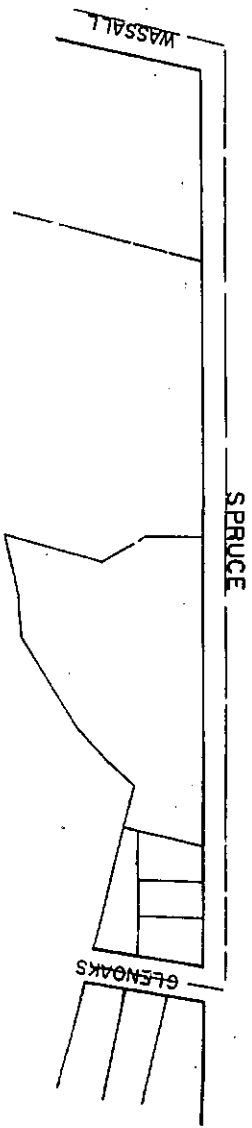
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construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

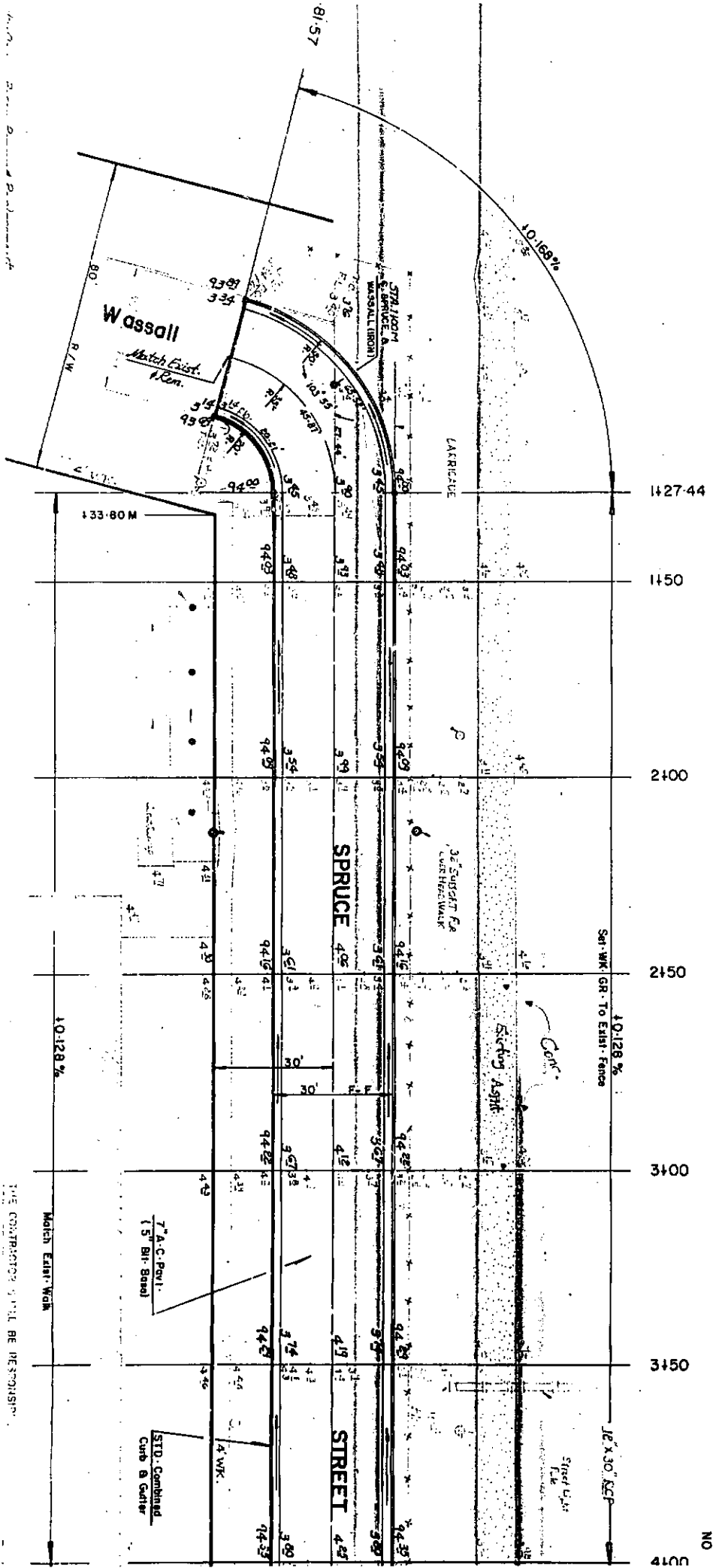
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional 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.

SPRUCE

N.L. WASSALL TO N.L. GLENOAKS

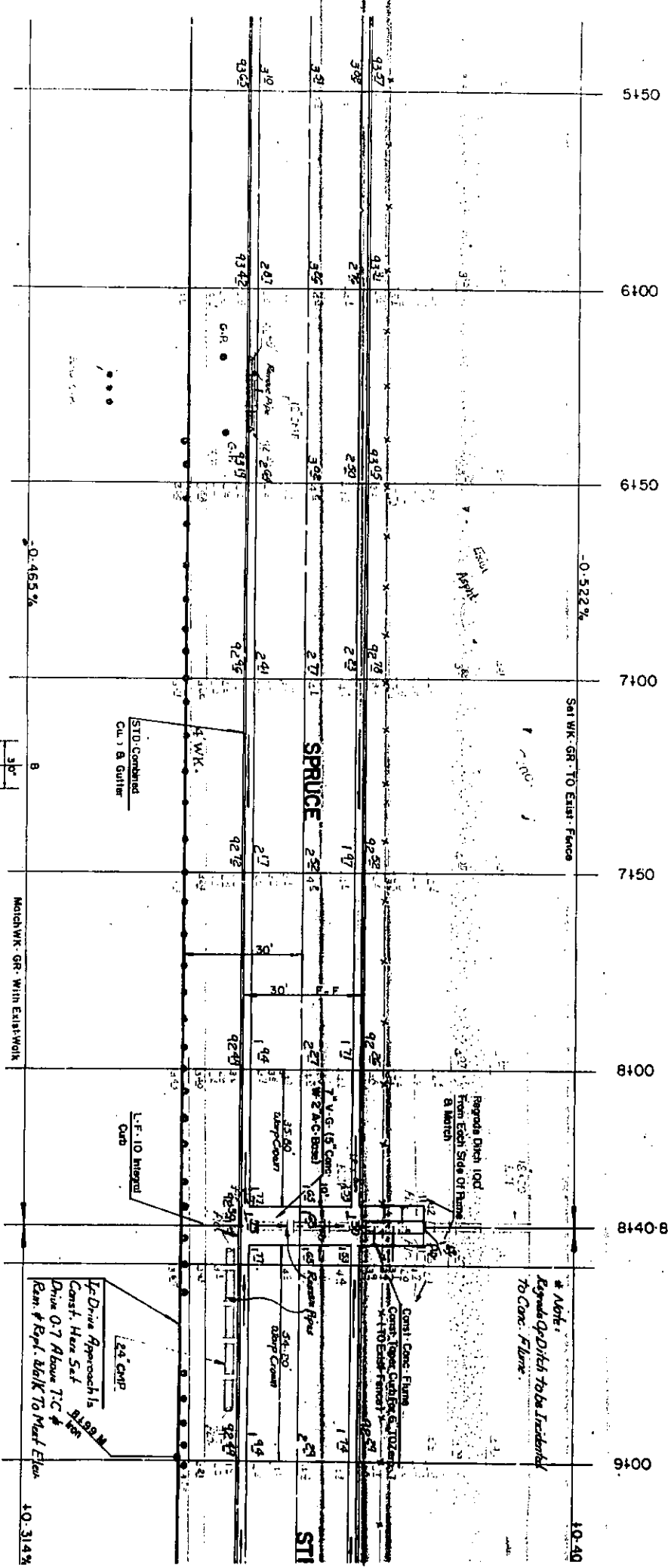


Proj. Name: Parcel # 2319 Glen Oaks Drive
 Prop. W. Face H.L.P. E. Side Spruce 150' + S. Of S.L. Glen Oaks.
 N. Face H.L.P. S. Side Wassall at E. Line Spruce.
 UCE

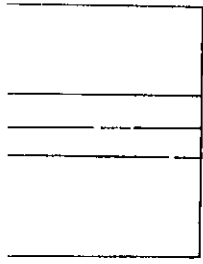


THE CONTRACTOR SHALL BE RESPONSIBLE

P-1.
Elev. = 92.05
NO V.C.



P-1.
Elev. = 92.30
NO V.C.



* Note:
Edge of Ditch to be Indent
To Conc. Flare

1/2\"/>

STI

10.40

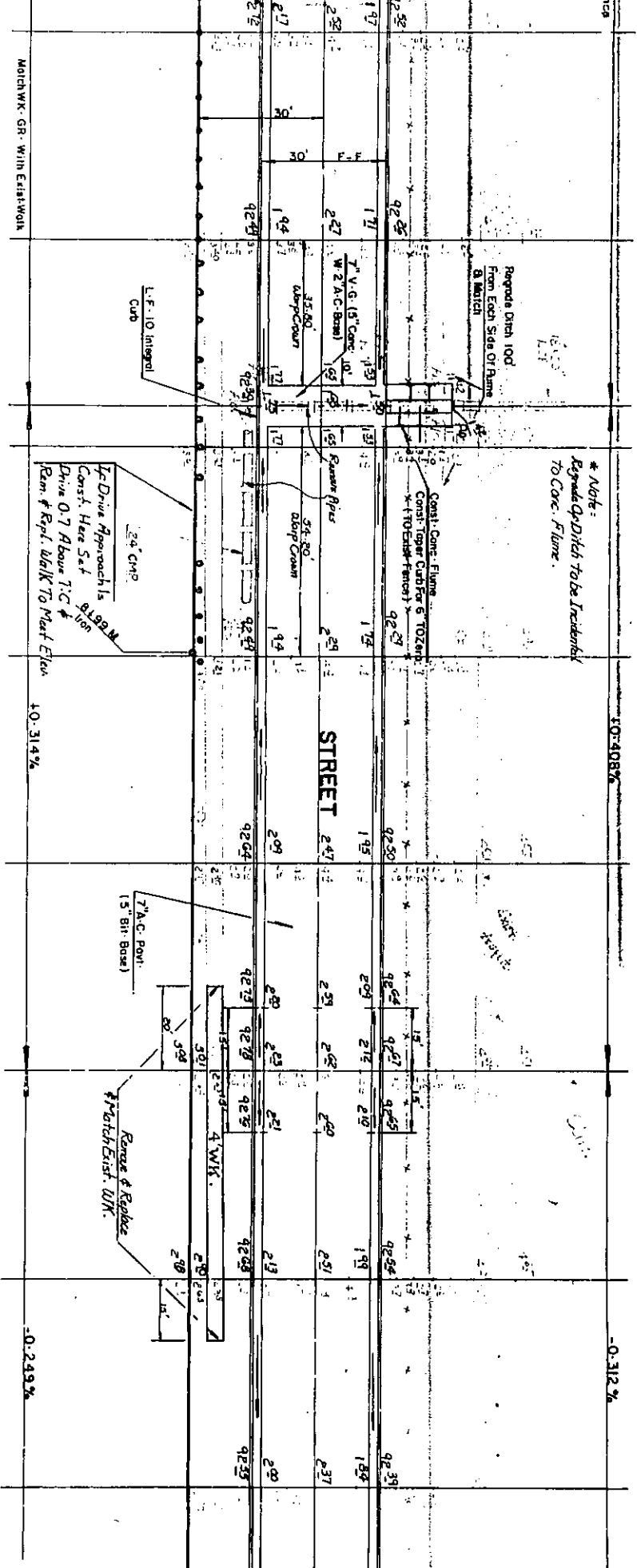


Scale: 1" = 20'

P. 1.
Elev.: 92.05
NO V.C.

P. 1.
Elev.: 92.70
30' V.C.

7150
8100
8140-80M
9016
9056
9101
9150
9211



P. 1.
Elev.: 92.30
NO V.C.

P. 1.
Elev.: 92.90
NO V.C.

-0-24.9%

-0-31.2%

P. I.
Elev: 92.20
NO. V.C.

11+00 11+60.50 M 12+00 12+50 13+00 13+50 14+00 14+50

-0.312%

10.274%

Note:
Regrade Of Ditch to be
Incidental to Conc. Flume.

Regrade Ditch 100'
From Each Side
Of Flume & Match

CONCRETE CURB EX
6" TO ZERO TO EXIST.
FENCE

7" V.G. 15" CONC.
W/ 2" A.C. BASE 1

15" CONC.
FLUME

L.F. 10' INSTEAD
CURB

STD. COMBINED
CURB & GUTTER

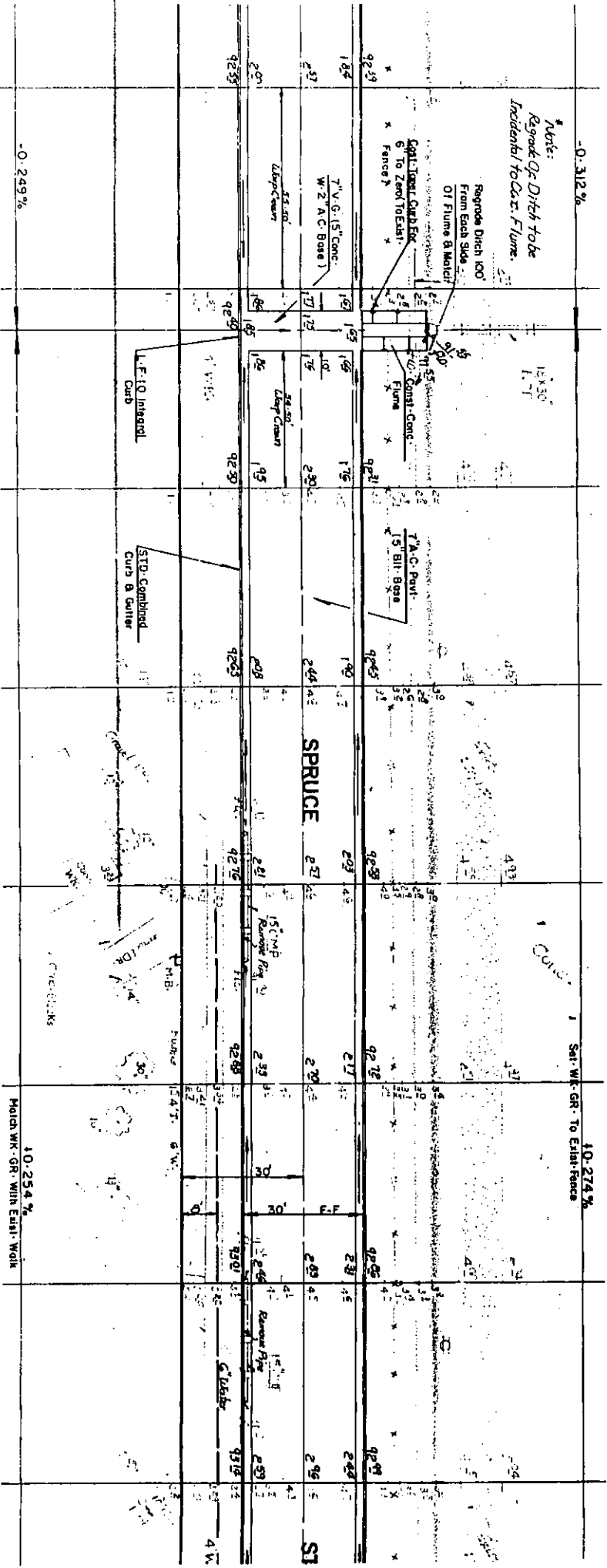
SPRUCE

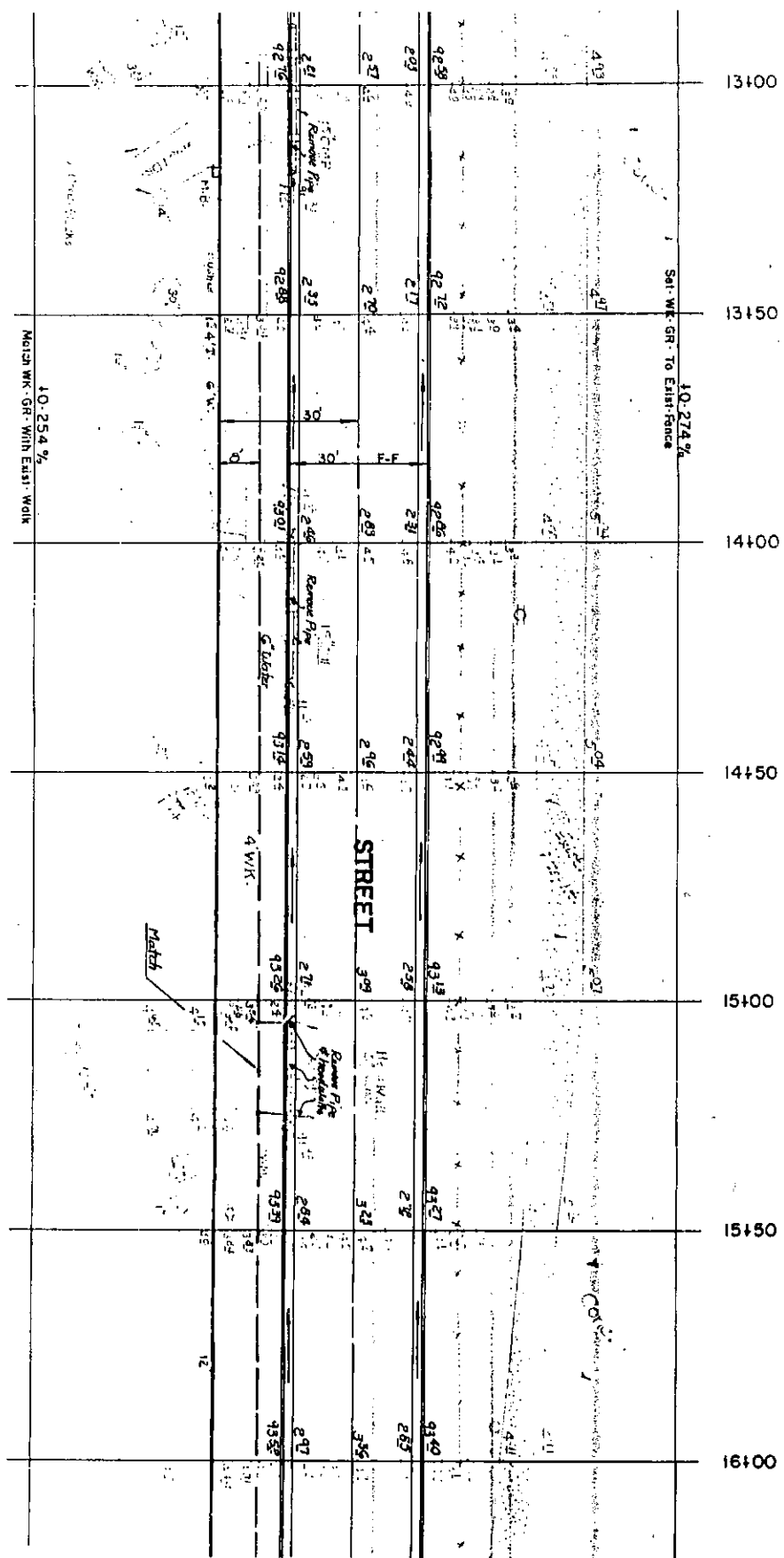
10' CONC.

Sett. W/ GR. To EXIST. FENCE

10.254%
MATCH W/ GR. WITH EXIST. ROAD

P. I.
Elev: 92.40





Scale: 1" = 20'

