

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER SUB 2010-09 -- LEWIS MAGNET SCHOOL ADDITION

OWNER/APPLICANT Board of Education, USD 259, Attn Joe Hoover, 3850 N Hydraulic, Wichita, KS 67219

SURVEYOR/AGENT K E Miller Engineering, 516 S Market, Wichita, KS 67202

LOCATION North of 31st St South, East of Seneca (District IV)

SITE SIZE 6.71 acres

NUMBER OF LOTS

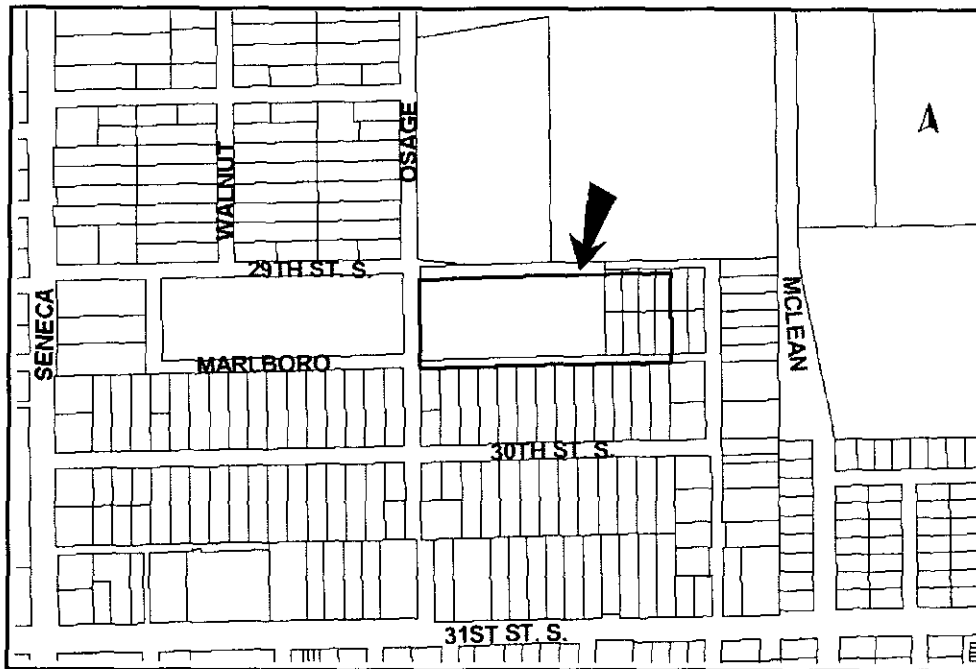
Residential	1
Office	
Commercial	
Industrial	
Total	1

MINIMUM LOT AREA 6.71 acres

CURRENT ZONING SF-5 Single-family Residential

PROPOSED ZONING Same

VICINITY MAP



NOTE This is a replat of a portion of the Gibbs Addition in addition to unplatted property. The plat includes the vacation of Marlboro Street.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS

- A City of Wichita Water Utilities Department advises that water and sewer services are available.
- B If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C City Stormwater Engineering needs to comment on the status of the applicant's drainage plan.
- D County Surveying advises that the legal description needs to be corrected. 39.5 should be replaced with 35.9. The south 30 feet should not be an exception since it is being vacated by the plat (Marlboro Street).
- E County Surveying advises that along the south line 899.70'(M) should be replaced with 899.70'(D).
- F The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- G County Surveying advises that the benchmarks need datum.
- H County Surveying requests that (M) and (D) be added to the legend.
- I 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.
- J Since the vacation of Marlboro Street has created an off-site stub, a dedication shall be provided for a hammerhead turnaround for the terminus of Marlboro.
- K 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.
- L 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.)
- M The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- O 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.
- P 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 National Pollutant Discharge Elimination System 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.

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- Q Perimeter closure computations shall be submitted with the final plat tracing
- 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 A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address cholloway@wichita.gov). Please include the name of the plat on the disc.

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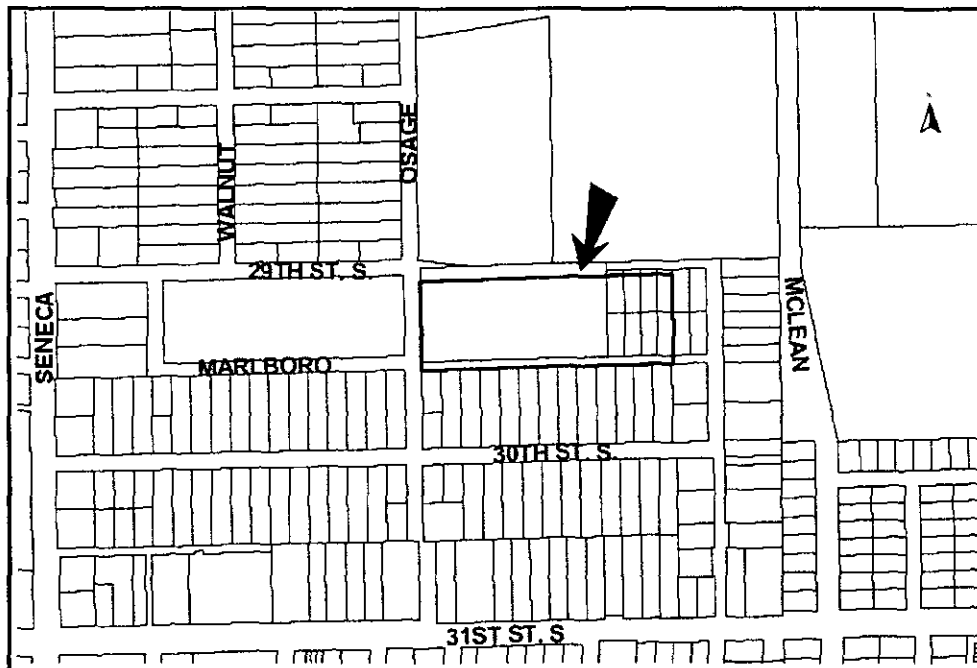
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614 W. 30th S
Ascanio, Cynthia & Elizabeth
?

716 W. 30th S.
Roberts, Linda
? 260-1747

702 W 30th
Lippincott, Albert
?

722 W 30th St. S
Michael, Shene
Landlord
?

626 W 30th
Hernandez, Juan & Norma
? 351-7260

638 W. 30th
TC Kiefer Inv.
?
