

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER SUB 2010-46 -- MADELINE LANGEROT ADDITION

OWNER/APPLICANT Roy Clevenger, 232 S St Clair, Wichita, KS 67213

AGENT Nate Langerot, 1650 S Meridian Ave , Wichita, KS 67213

SURVEYOR Ruggles & Bohm, P A , Attn Will Clevenger, 924 N Main, Wichita, KS 67203

LOCATION North of Douglas, East of West St (District VI)

SITE SIZE 5 acres

NUMBER OF LOTS

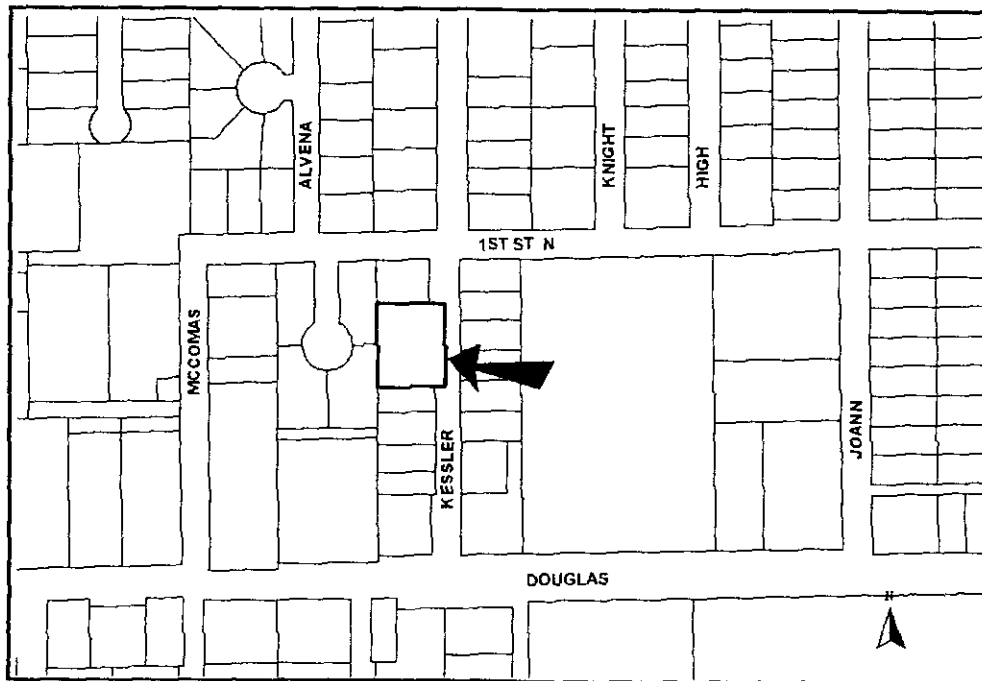
Residential	2
Office	
Commercial	
Industrial	
Total	<u>2</u>

MINIMUM LOT AREA 9,520 square feet

CURRENT ZONING TF-3 Two-family Residential

PROPOSED ZONING Same

VICINITY MAP



NOTE. This is an unplatted site located within the City

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 municipal services are available to serve the site
- 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 Storm Water Management needs to comment on the status of the applicant's drainage plan
- D Traffic Engineering has requested the dedication of 10 feet of additional right-of-way along Kessler
- E *The Applicant has platted a 15-foot building setback which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3 Two-family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission*
- F The signature block for the City Attorney needs to be deleted
- G GIS requests the streets be labeled "1st St" and "1st Ct"
- H 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 storm water
- I 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)
- J The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents
- K *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*
- L 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
- M *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*
- N Perimeter closure computations shall be submitted with the final plat tracing
- O 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
- P 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

MADELINE LANGEROT

an Addition to Wichita, Sedgwick County, Kansas

<i>Course</i> N 88-44-53 E	<i>Distance</i> 132 08
<i>Course</i> N 00-33-13 W	<i>Distance</i> 165 05
<i>Course</i> S 88-44-53 W	<i>Distance</i> 132 08
<i>Course</i> S 00-33-13 E	<i>Distance</i> 165 05

Perimeter 594 26

Area 21797 91 *0 50 acres*

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure 0 000

Course S 33-41-24 W

Precision 1. 594260000 00