

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-17 – PROVIDENCE SQUARE ADDITION

OWNER/APPLICANT: H H Holding, LLC, 156 N. Emporia, Wichita, KS 67202

SURVEYOR/AGENT: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 13th St. North and Oliver (District 1)

SITE SIZE: 7.5 acres

NUMBER OF LOTS

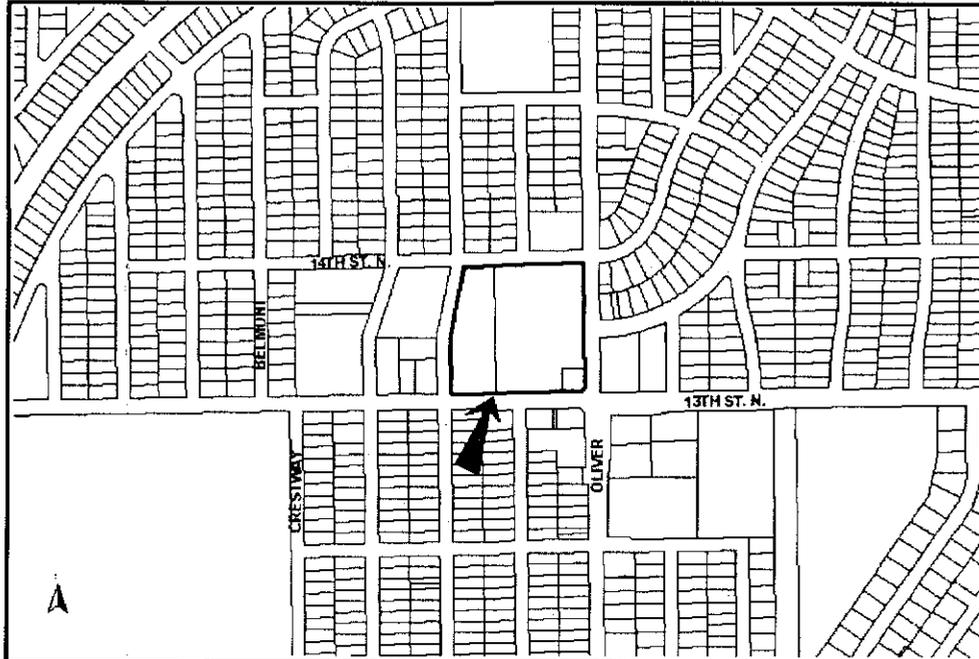
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 20,037 square feet

CURRENT ZONING: LC Limited Commercial; B Multi-family

PROPOSED ZONING: LC Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the Ken-Mar Addition. A portion of the site has been approved for a zone change (ZON 2009-03) from B Multi-family to LC Limited Commercial. This plat is also contained within the Providence Square Community Unit Plan (CUP 2009-01, DP-319)

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that water and sewer services are available.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved by City Council.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along both 13th St and Oliver.
- E. In accordance with CUP approval, the plat denotes a 10-foot contingent street dedication along Oliver, contingent upon the removal of the existing building.
- F. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- G. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- H. The platting 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.
- 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), 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). Please include the name of the plat on the disc.

**BOUNDARY CLOSURE FOR PROVIDENCE SQUARE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
(PEC PROJ. NO.: 36-08711-001-6604)
May 11, 2009**

PNT.#

200	North: 5004.6231 Line Course: S 00-09-59 W	East: 5880.3809 Length: 549.6047
2000	North: 4455.0207 Line Course: S 45-05-00 W	East: 5878.7848 Length: 28.3254
2001	North: 4435.0208 Line Course: N 90-00-00 W	East: 5858.7266 Length: 575.9837
2002	North: 4435.0208 Line Course: N 00-13-20 E	East: 5282.7429 Length: 247.0040
204	North: 4682.0229 Line Course: N 11-52-37 E	East: 5283.7009 Length: 325.3706
205	North: 5000.4280 Line Course: N 89-32-47 E	East: 5350.6656 Length: 529.7330
200	North: 5004.6218	East: 5880.3820

Perimeter: 2256.0214 Area: 327,265 sq. ft. 7.51 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0017 Course: S 40-36-21 E

Error North: -0.00129 East: 0.00110

Precision 1: 1,327,071.4118