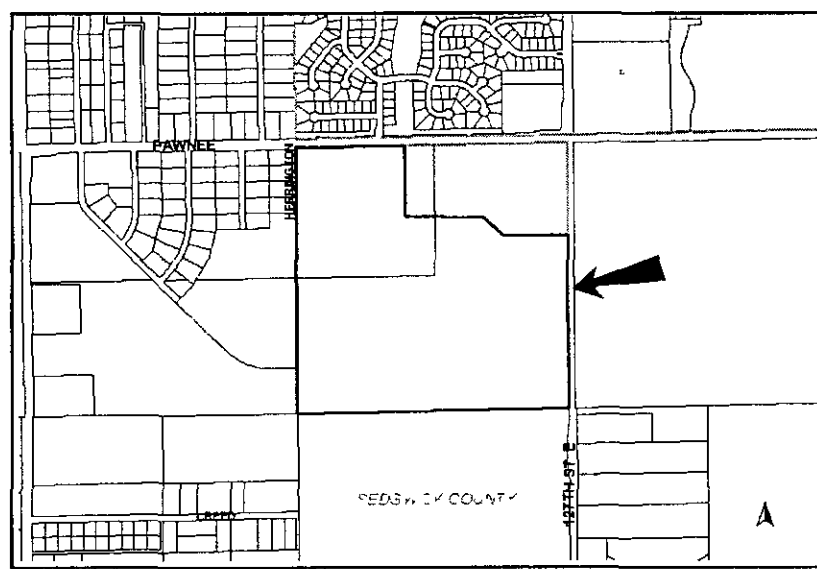


**STAFF REPORT**  
(One-Step Final Plat)

|                         |  |
|-------------------------|--|
| <b>CASE NUMBER</b>      | SUB 2010-25 -- USD 259 4 <sup>th</sup> ADDITION                            |
| <b>OWNER/APPLICANT</b>  | Paul Weninger, 25215 W 29 <sup>th</sup> St N , Andale, KS 67001            |
| <b>SURVEYOR/AGENT:</b>  | Ruggles & Bohm, P A , Attn: Tom Ruggles, 924 N Main, Wichita, KS 67203     |
| <b>LOCATION</b>         | South side of Pawnee, West side of 127 <sup>th</sup> St East (District II) |
| <b>SITE SIZE</b>        | 128.88 acres   |
| <b>NUMBER OF LOTS</b>   |  |
| Residential             | 1  |
| Office                  |  |
| Commercial              |  |
| Industrial              |  |
| Total                   | 1  |
| <b>MINIMUM LOT AREA</b> | 125.13 acres   |
| <b>CURRENT ZONING</b>   | SF-5 Single-family Residential   |
| <b>PROPOSED ZONING</b>  | Same   |

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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 requests a petition for the extension of water (transmission and distribution mains) and sewer (mains and laterals)
- 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 Engineering needs to comment on the status of the applicant's drainage plan County Engineering requests a drainage plan
- D The plat proposes two openings along Pawnee and three openings along 127<sup>th</sup> St East Traffic Engineering requests that the face of the plat specify that the openings along both streets are "per Access Management Standards"
- E County Engineering recommends that the City of Wichita annex 127<sup>th</sup> St E
- F Traffic Engineering requests a petition for a traffic signal and left-turn and right-turn decel lanes
- G The Applicant shall guarantee the paving of 127<sup>th</sup> St East from the south line of the plat to Pawnee
- H The 2008 Wichita Park, Recreation, and Open Space Plan (PROS Plan) identifies the need for a pathway running north-south through this plat The Applicant should contact the Planning Department's Advanced Plans staff to discuss issues involving the dedication of public access easements
- I The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body
- J The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat
- K For the pipeline easement on the property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement
- L 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
- M 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 )
- N The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents
- O 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
- P 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

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- Q 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.
- R Perimeter closure computations shall be submitted with the final plat tracing.
- S 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.
- T 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

