

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2012-00003 – MEAD MIDDLE SCHOOL ADDITION

OWNER/APPLICANT: Board of Education, USD 259, Attn: Shane Schumacher, 201 North Water, Wichita, KS 67202

SURVEYOR/AGENT: Ruggles and Bohm, Attn: Will Clevenger, 924 North Main, Wichita, KS 67203

LOCATION: South of Harry, East of Hydraulic (District III)

SITE SIZE: 10.91 acres

NUMBER OF LOTS

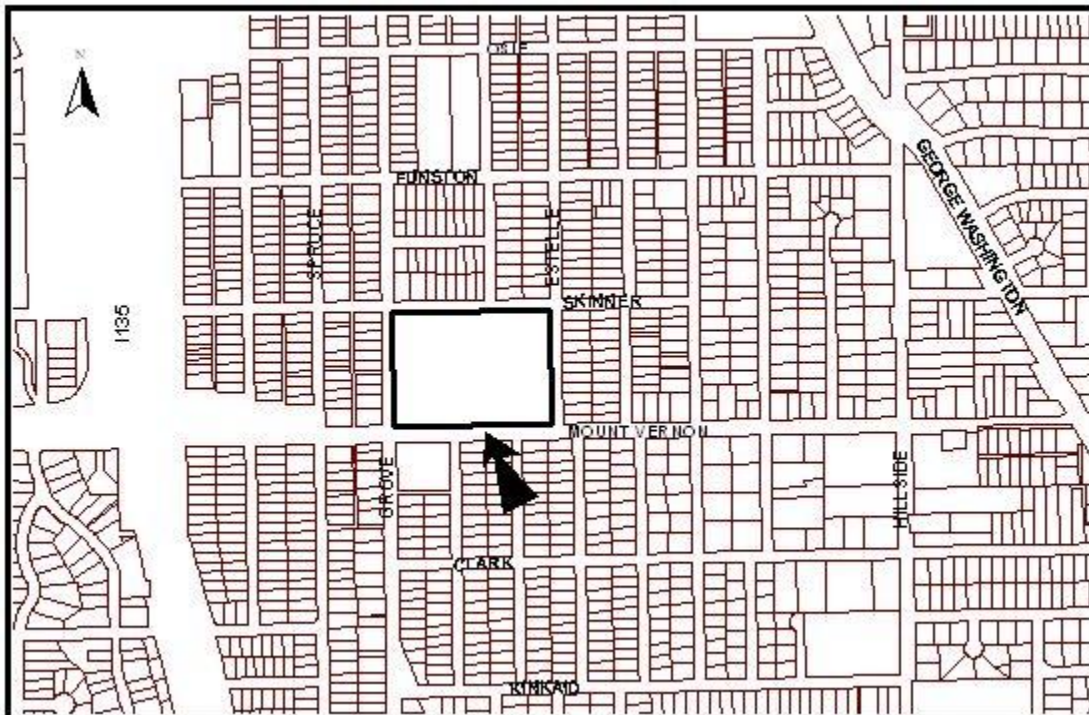
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 10.91 acres

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2012-03 -- One-Step Final Plat of MEAD MIDDLE SCHOOL ADDITION
March 29, 2012 - Page 2

NOTE: This is an unplatted site located within the City of Wichita.

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 Public Works and Utilities Department advises that water and sewer services are available to serve the site.
- B. The preliminary plat needs a vicinity map.
- C. The "40' Street Dedication" for the south half of Skinner should be corrected to "30' Street Dedication".
- D. "Township 27 South" should be denoted for the legal description of Parcel 1.
- E. City Stormwater Management has the following comments on the drainage plan:
 - 1. Existing stormwater sewer size, flows and location in the adjacent public street right-of-way shall be shown on the drainage plan.
 - 2. A subdivision drainage plan checklist shall be submitted with the review of the plan.
 - 3. The subdivision includes more than one watershed, with portions of the site draining to the west, north and south, which drains to separate City storm systems. Discharges to each watershed should be delineated on the plan.
 - 4. General Notes on the drainage plan shall include requirements for detention and water quality if thresholds are exceeded in accordance to Chapter 16.32 of the City Code.
- F. Traffic Engineering has approved the access controls. The plat proposes complete access control along Mt. Vernon.
- G. 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.
- H. 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.)
- I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- J. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- K. 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.
- L. 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 Stormwater 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2012-03 -- One-Step Final Plat of MEAD MIDDLE SCHOOL ADDITION
March 29, 2012 - Page 3

- N. 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.

- O. 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. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).