

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-93 -- BOOTH EARLY CHILDHOOD CENTER ADDITION

OWNER/APPLICANT: Board of Education, USD No. 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

SURVEYOR/ENGINEER: Savoy Company, P.A., Attn: Mark Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: North side of Mt. Vernon, West of Woodlawn

SITE SIZE: 3.4 Acres

NUMBER OF LOTS

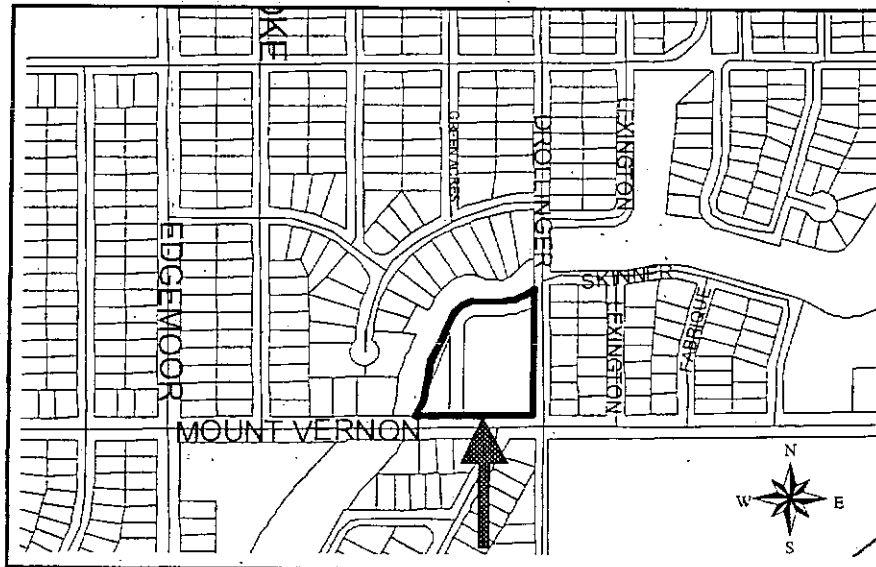
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.4 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the "Greendale Addition Replat of Reserve A". The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Mt. Vernon. Distances should be shown for all segments of access control.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- 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 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 applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. 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.

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- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE:
BOOTH EARLY CHILDHOOD CENTER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

North: 20040.0000 East : 20880.6030
Line Course: N 12-55-40 E Length: 61.56 East : 20894.3754
North: 20099.9996 Length: 69.18 East : 20907.1170
Line Course: N 10-36-48 E Length: 75.50 East : 20915.8318
North: 20167.9961 Length: 74.97 East : 20941.7833
Line Course: N 06-37-42 E Length: 104.08 East : 21002.5445
North: 20242.9915 Length: 100.00 Radius: 100.00
Line Course: N 20-15-09 E Length: 60.94 Tangent: 60.94
North: 20313.3265 East : 20941.7833
Line Course: N 35-43-04 E Length: 104.08 East : 21002.5445
North: 20397.8294 Length: 100.00 Radius: 100.00
Curve Length: 109.46 Delta: 62-42-56 Tangent: 60.94
Chord: 104.08 Course: N 58-38-32 E
Course In: S 62-42-56 E Course Out: N 00-00-00 E
RP North: 20351.9885 East : 21091.4186
End North: 20451.9906 East : 21091.4220
Line Course: S 90-00-00 E Length: 74.81
North: 20451.9906 East : 21166.2320
Curve Length: 134.57 Radius: 200.00
Delta: 38-33-07 Tangent: 69.94
Chord: 132.05 Course: N 70-43-26 E
Course In: N 00-00-00 E Course Out: S 38-33-07 E
RP North: 20651.9906 East : 21166.2320
End North: 20495.5830 East : 21290.8791
Line Course: S 00-13-03 E Length: 455.59
North: 20039.9963 East : 21292.6085
Line Course: N 90-00-00 W Length: 412.00
North: 20039.9963 East : 20880.6085

Perimeter: 1571.73 Area: 147,941 sq. ft. 3.40 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0066 Course: S 56-04-44 E
Error North: -0.00370 East : 0.00551
Precision 1: 236,942.42