

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

**CASE NUMBER:** SUB 2003-14 -- HARRIS ELEMENTARY ADDITION

**OWNER/APPLICANT:** Unified School District 259, 201 N. Water, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Woodlawn, North of Central

**SITE SIZE:** 9.02 acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 9.02 acres

**CURRENT ZONING:** SF-5, Single-Family Residential District

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

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 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.
- E. The Applicant has platted 20-foot building setbacks that represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-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 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.

SUB 2003-14 -- One-Step Final Plat of HARRIS ELEMENTARY ADDITION

March 13, 2003 - Page 3

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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.

CLOSURE - HARRIS ELEMENTARY ADDITION

Pt. #1 North: 4807.89 East : 8043.83  
 Line Course: S 90-00-00 E Length: 344.46  
 Pt. #2 North: 4807.89 East : 8388.29  
 Curve Length: 64.35 Radius: 50.00  
 Delta: 73-44-24 Tangent: 37.50  
 Chord: 60.00 Course: S 90-00-00 E  
 Course In: N 36-52-12 E Course Out: S 36-52-12 E  
 RP North: 4847.89 East : 8418.29  
 Pt. #3 End North: 4807.89 East : 8448.29  
 Line Course: S 90-00-00 E Length: 48.97  
 Pt. #4 North: 4807.89 East : 8497.26  
 Line Course: S 40-08-41 E Length: 202.47  
 Pt. #5 North: 4653.12 East : 8627.80  
 Line Course: S 40-03-34 E Length: 331.23  
 Pt. #6 North: 4399.60 East : 8840.97  
 Line Course: S 39-56-30 W Length: 50.39  
 Pt. #7 North: 4360.97 East : 8808.62  
 Curve Length: 257.06 Radius: 327.30  
 Delta: 45-00-00 Tangent: 135.57  
 Chord: 250.50 Course: S 62-26-30 W  
 Course In: N 50-03-30 W Course Out: S 05-03-30 E  
 RP North: 4571.10 East : 8557.68  
 Pt. #8 End North: 4245.07 East : 8586.54  
 Line Course: S 84-56-30 W Length: 186.00  
 Pt. #9 North: 4228.67 East : 8401.26  
 Curve Length: 270.30 Radius: 387.17  
 Delta: 40-00-00 Tangent: 140.92  
 Chord: 264.84 Course: S 64-56-30 W  
 Course In: S 05-03-30 E Course Out: N 45-03-30 W  
 RP North: 3843.01 East : 8435.40  
 Pt. #10 End North: 4116.50 East : 8161.35  
 Line Course: S 44-56-30 W Length: 48.00  
 Pt. #11 North: 4082.53 East : 8127.44  
 Curve Length: 222.23 Radius: 282.95  
 Delta: 45-00-00 Tangent: 117.20  
 Chord: 216.56 Course: N 22-33-30 W  
 Course In: N 44-56-30 E Course Out: S 89-56-30 W  
 RP North: 4282.81 East : 8327.32  
 Pt. #12 End North: 4282.52 East : 8044.37  
 Line Course: N 00-03-30 W Length: 525.38  
 Pt. #1 North: 4807.90 East : 8043.83