

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-43 -- PRAIRIE POINTE 2ND ADDITION

OWNER/APPLICANT: James L. Smith Revocable Trust, Thelma Ruth Smith Revocable Trust, 1002 Cardington, Wichita, KS 67212

AGENT: Schellenberg Development, Attn: Marv Schellenberg, 7926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 37th St. North, West of Maize

SITE SIZE: 3.92 acres

NUMBER OF LOTS

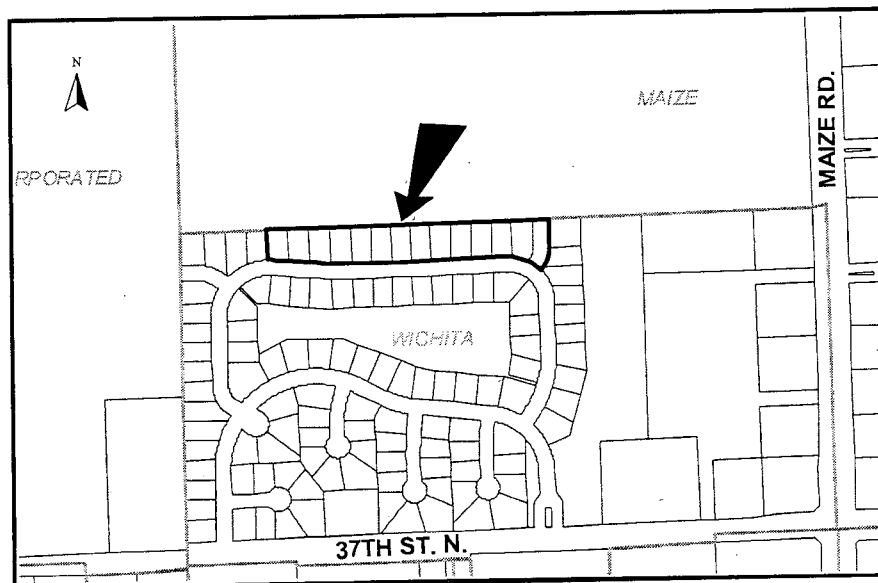
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



- 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 NPDES 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. 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR PRAIRIE POINTE 2ND

PNT.#

483	North: 11115.9141	East : 7781.8645
	Line Course: N01°00'18"W Length: 121.44'	
484	North: 11237.3352	East : 7779.7345
	Line Course: N88°59'42"E Length: 1141.82'	
117	North: 11257.3623	East : 8921.3775
	Line Course: S01°00'18"E Length: 118.50'	
116	North: 11138.8848	East : 8923.4559
	Curve Length: 86.34'	Radius: 132.00'
	Delta: 37°28'42"	Tangent: 44.78'
	Chord: 84.81'	Course: S17°44'03"W
	Course In: S88°59'42"W	Course Out: S53°31'36"E
	RP North: 11136.5696	East : 8791.4762
114	End North: 11058.1024	East : 8897.6218
	Line Course: S36°28'24"W Length: 13.20'	
113	North: 11047.4872	East : 8889.7746
	Curve Length: 151.22'	Radius: 182.00'
	Delta: 47°36'17"	Tangent: 80.28'
	Chord: 146.90'	Course: N67°12'09"W
	Course In: S46°36'00"W	Course Out: N01°00'18"W
	RP North: 10922.4372	East : 8757.5380
122	End North: 11104.4092	East : 8757.5380
	Line Course: S88°59'42"E Length: 118.50'	
123	North: 11093.7928	East : 7805.0462
	Curve Length: 23.22'	Radius: 232.00'
	Delta: 6°46'10"	Tangent: 11.62'
	Chord: 232.38'	Course: N87°06'11"W
	Course In: N01°00'18"W	Course Out: N00°01'46"E
	RP North: 13061.14609	East : 7781.7444
125	End North: 11103.4418	East : 7781.8636
	Line Course: N84°00'00"E Length: 112.50'	
126	North: 11114.7412	East : 7805.0462
	Curve Length: 23.22'	Radius: 232.00'
	Delta: 5°44'06"	Tangent: 11.62'
	Chord: 23.21'	Course: N87°06'11"W
	Course In: S05°45'52"W	Course Out: N00°01'46"E
	RP North: 10883.9143	East : 7781.7444
483	End North: 11115.9143	East : 7781.8636

*Submittal
Copies*

Perimeter: 2606.03' Area: 170,815.01 sq.ft. 3.921 acres

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

Error Closure: 0.0009' Course: N73°13'58"W

Error North: 0.00025' East : -0.00084'

Precision 1: 2,895,594.7778

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 Curve Length: 86.34' Radius: 132.00'
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 Curve Length: 151.22' Radius: 182.00'
 Delta: 47°36'17" Tangent: 80.28'
 Chord: 146.90' Course: N67°12'09"W
 Course In: S46°36'00"W Course Out: N01°00'18"W
 RP North: 10922.4372 East : 8757.5380

122 End North: 11104.4092 East : 8754.3458
 Line Course: S88°59'42"W Length: 605.28'

123 North: 11093.7928 East : 8149.1589
 Curve Length: 232.52' Radius: 1968.00'
 Delta: 6°46'10" Tangent: 116.39'
 Chord: 232.38' Course: N87°37'13"W
 Course In: N01°00'18"W Course Out: S05°45'52"W
 RP North: 13061.4901 East : 8114.6409

125 End North: 11103.4418 East : 7916.9772
 Line Course: N84°14'08"W Length: 112.50'

126 North: 11114.7412 East : 7805.0462
 Curve Length: 23.22' Radius: 232.00'
 Delta: 5°44'06" Tangent: 11.62'
 Chord: 23.21' Course: N87°06'11"W
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