

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-121 -- LINWOOD SCHOOL ADDITION

OWNER/APPLICANT: USD 259, 201 N. Water, Wichita, KS 67202; Wichita Park Board,
455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: Southeast corner of Harry and Hydraulic

SITE SIZE: 8.39 acres

NUMBER OF LOTS

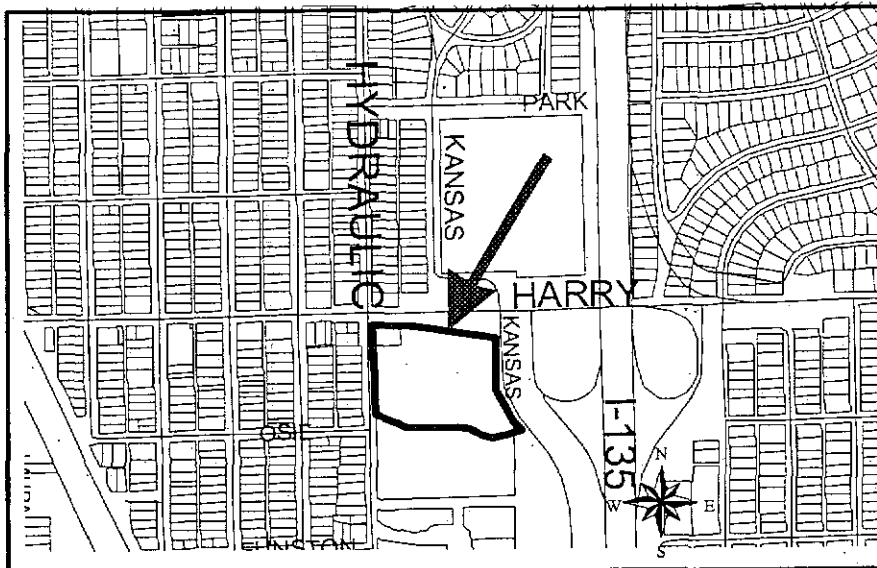
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.1 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

SS guarantee

- 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. If any drainage will be directed onto the adjacent KDOT right-of-way, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- D. Complete access control needs to be platted along Harry and Hydraulic. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering requests a guarantee for a contingent left turn lane.
- F. In accordance with the Access Management Regulations, the street opening for Osie needs to be relocated in alignment with Osie across Hydraulic.
- G. The applicant may consider the platting of a reserve for the area denoted as Lot 2.
- H. The Applicant shall guarantee the paving of the proposed street. The paving guarantee should provide for a sidewalk.
- I. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- K. The City Fire Department/GIS needs to comment on the plat's street names.
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. 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.
- N. 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.)

- O. 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.
- P. 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:
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U: 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.
- V. 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.

PUBLIC UTILITY EASEMENT

THIS EASEMENT made this _____ day of _____, 2003, by and between the Board of Park Commissioners of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing utilities, over, along and under the following described real estate situated in Sedgwick, County, Kansas, to wit:

A Public Utility Easement in the NW ¼ of Sec. 34, Twp. 27S, R-1-E of the 6th P.M., being 10 feet in width and centered on the following described line:

Beginning at a point on the east right-of-way line of Hydraulic Avenue, said point being 639 feet south and 30 feet east of the northwest corner of said the NW ¼; thence east parallel to the north line of said NW ¼ a distance of 35 feet; thence north parallel to the west line of said NW ¼ 240 feet, more or less to the southeasterly line of an existing 20' Utility Easement as platted in Linwood School Addition, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Board of Park Commissioners

Douglas R. Kupper, Director

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid

to me personally known to be the same person who executed the foregoing instrument of writing
and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this _____ day of _____, 2003.

Notary Public

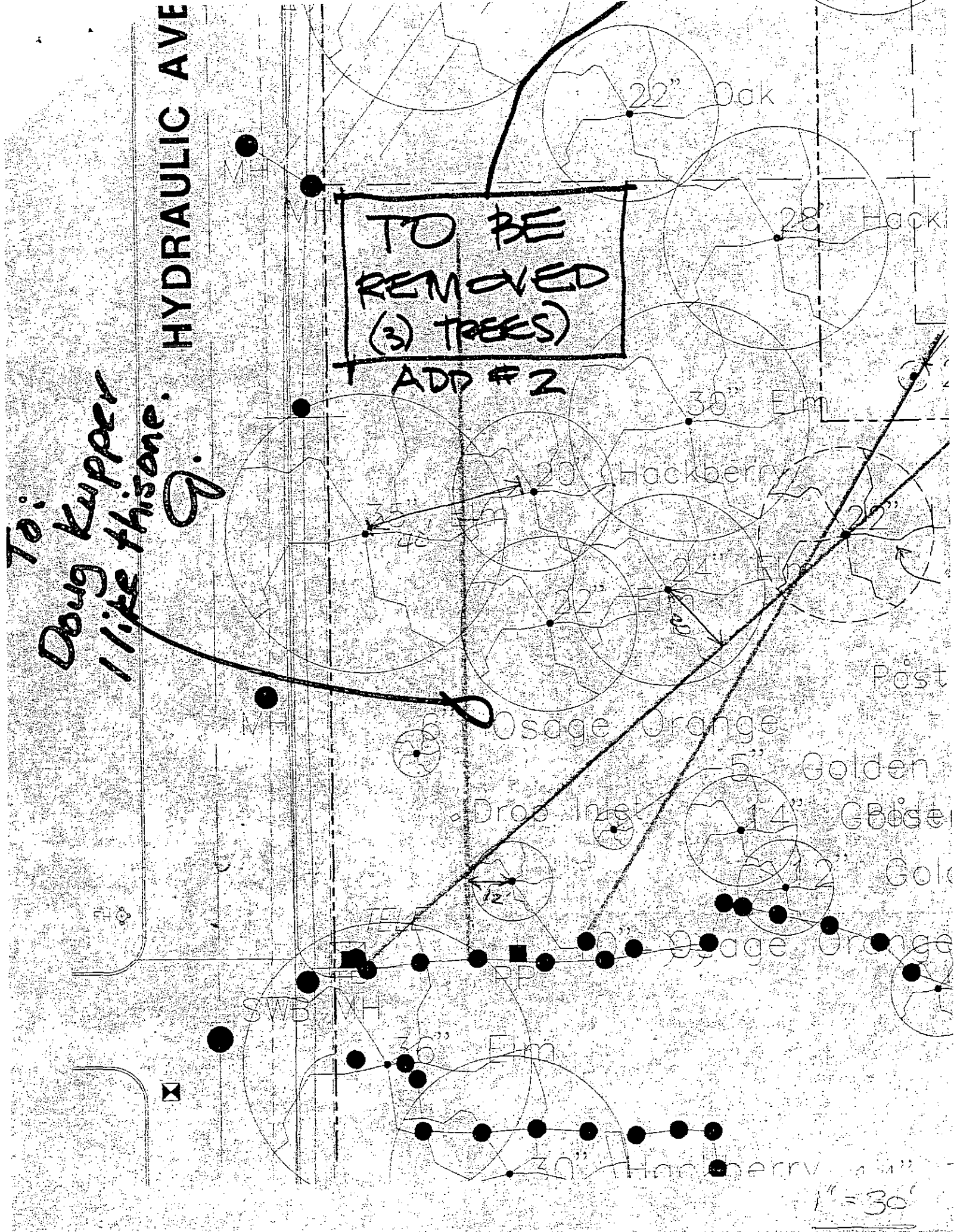
(My Commission expires _____)

To:
Doug Kupper
1 like this one.

HYDRAULIC AVE

TO BE
REMOVED
(3 TREES)

ADD # 2



22" Oak

28" Hack

30" Elm

20" Hackberry

35" Elm
46"

24" Elm

22" Elm

Osage Orange

5" Golden

Drop Inlet

14" Gbiser

12" Gold

Osage Orange

26" Elm

20" Hackberry

1" = 30'

CLOSURE REPORT FOR LINWOOD SCHOOL PLAT

Course: N 89-53-15 E	Distance: 153.82	
Course: S 79-44-21 E	Distance: 472.66	
Course: S 00-08-44 W	Distance: 280.00	
Course: S 25-34-55 E	Distance: 207.99	
Course: S 25-34-55 E	Distance: 8.00	
Course: S 41-27-57 E	Distance: 56.35	
Arc Length: 161.95	Radius: 252.00	Delta: 36-49-18
Course: S 89-53-15 W	Distance: 29.30	
Arc Length: 127.15	Radius: 162.00	Delta: 44-58-08
Arc Length: 116.16	Radius: 148.00	Delta: -44-58-08
Course: S 89-53-15 W	Distance: 152.33	
Arc Length: 175.04	Radius: 212.00	Delta: 47-18-26
Arc Length: 64.76	Radius: 98.00	Delta: -37-51-48
Course: S 89-53-15 W	Distance: 30.00	
Course: N 00-00-01 E	Distance: 463.53	
Course: N 89-53-15 E	Distance: 45.00	

Perimeter: 2544.04

Area: 374546.62 Sq. Ft. 8.60 acres

Error of Closure: 0.005 **Course:** S 61-47-33 W

Precision 1: 542910.99