

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-71 -- NORTHEAST ELEMENTARY SCHOOL ADDITION

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

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Southwest corner of Woodlawn Blvd. and 29th St. North

SITE SIZE: 53.06 Acres

NUMBER OF LOTS

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

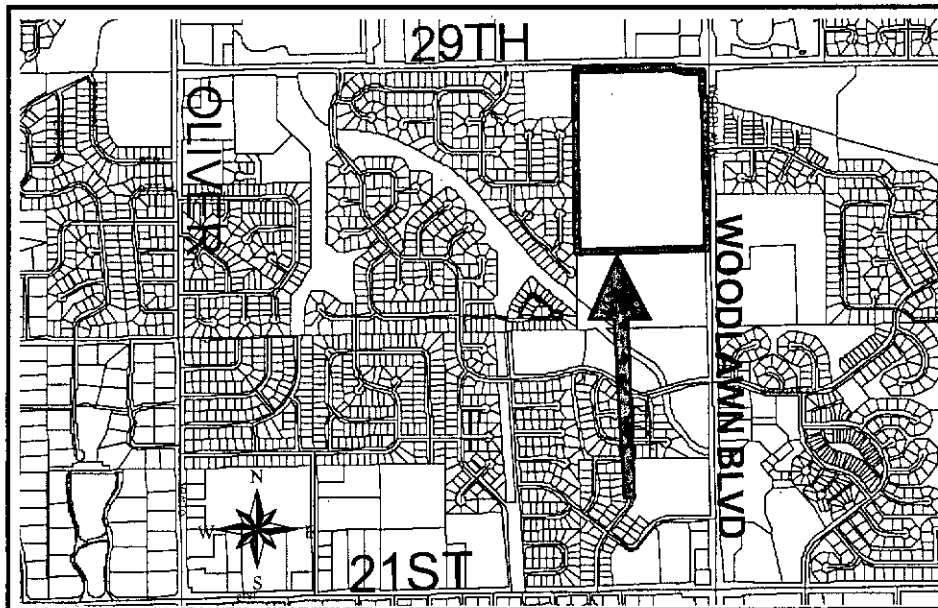
MINIMUM LOT AREA: 53.06 Acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: Same

*Plat a drainage
Reserve for Retention
System,
off-site drainage
easement.*

VICINITY MAP



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

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. The platting of minimum building elevations should be noted on the face of the plat and referenced in the platting text.
- D.** **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes four access openings along Woodlawn and three openings along 29th St. North. Distances should be shown for all segments of access control. **The first opening with full turning movements along Woodlawn shall align with Pepperwood Road across Woodlawn. Spacing shall be 400 feet between the two subsequent openings; however the southernmost opening shall be at least 400 feet from the existing opening on the adjacent property to the south. Two openings are permitted along 29th St. North. The first opening with full turning movements along 29th St. North shall be at least 400 feet from the intersection; the second opening shall align with the existing opening across 29th St.**
- F. **Traffic Engineering** needs to comment on the need for improvements to perimeter streets. **Traffic Engineering has required a petition for left turns at the entrances from Woodlawn. Signalization may be required upon further review by the Traffic Engineer.**
- G. Due to a portion of the site zoned LC, Limited Commercial, a zone change to SF-5, Single-Family Residential is recommended.
- H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- J. 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.
- K. The platting 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.

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- L. The applicant shall install or guarantee the installation of all utilities and facilities which 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

Northeast Elementary School Addition

Parcel Closures

Project: 01160

COGO Revisions:

Date: Wednesday, October 02, 2002

COGO PC Project: None

Client: 450

Parcel name: - NE 1/4, SEC. 1, T27S, R1E

Line Course: S 00-43-23.9 E Length: 2659.262	North: 1704871.5300	East: 1670425.6300
Line Course: S 88-51-49.0 W Length: 2651.575	North: 1702212.4799	East: 1670459.1998
Line Course: N 00-40-05.1 W Length: 2674.649	North: 1702159.8927	East: 1667808.1463
Line Course: N 89-11-45.6 E Length: 2648.931	North: 1704834.3599	East: 1667776.9599
	North: 1704871.5296	East: 1670425.6301

Perimeter: 10634.417 Area: 7,067,994. sq.ft. 162.25 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: S 23-17-30.1 E

Error North: -0.00033 East: 0.00014

Precision 1: 26,586,042.500

Parcel name: - E 1/2, NE 1/4, SEC. 1, T27S, R1E

Line Course: S 00-43-23.9 E Length: 2659.262	North: 1704871.5300	East: 1670425.6300
Line Course: S 88-51-49.0 W Length: 1325.862	North: 1702212.4799	East: 1670459.1998
Line Course: N 00-41-40.0 W Length: 2666.956	North: 1702186.1848	East: 1669133.5986
Line Course: N 89-11-45.6 E Length: 1324.485	North: 1704852.9449	East: 1669101.2749
	North: 1704871.5301	East: 1670425.6295

Perimeter: 7976.565 Area: 3,529,029. sq.ft. 81.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0005 Course: N 77-23-54.1 W

Error North: 0.00010 East: -0.00045

Precision 1: 15,953,130.000

Parcel name: - Plat Boundary

Line Course: S 00-43-23.9 E Length: 175.000	North: 1704774.1625	East: 1670351.8519
Line Course: S 14-45-35.9 E Length: 103.080	North: 1704599.1764	East: 1670354.0611
	North: 1704499.4979	East: 1670380.3228

Line Course: S 00-43-23.9 E Length: 1499.467	North: 1703000.1504 East: 1670399.2517
Line Course: S 88-51-25.5 W Length: 1275.466	North: 1702974.7095 East: 1669124.0394
Line Course: N 00-41-39.9 W Length: 1838.373	North: 1704812.9475 East: 1669101.7592
Line Course: N 89-11-45.6 E Length: 524.560	North: 1704820.3081 East: 1669626.2675
Line Course: S 00-48-14.4 E Length: 10.000	North: 1704810.3091 East: 1669626.4078
Line Course: S 89-07-10.8 E Length: 450.910	North: 1704803.3813 East: 1670077.2646
Line Course: S 75-05-02.9 E Length: 103.080	North: 1704776.8484 East: 1670176.8713
Line Course: S 89-07-13.9 E Length: 175.000	North: 1704774.1624 East: 1670351.8507

Perimeter: 6154.935 Area: 2,311,426. sq.ft. 53.06 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0013 Course: S 83-54-20.0 W
 Error North: -0.00013 East: -0.00125
 Precision 1: 4,734,566.154

Parcel name: LOT 1, BLOCK1

Line Course: S 00-43-23.9 E Length: 175.000	North: 1704774.1625 East: 1670351.8519
Line Course: S 14-45-35.9 E Length: 103.080	North: 1704599.1764 East: 1670354.0611
Line Course: S 00-43-23.9 E Length: 1499.467	North: 1704499.4979 East: 1670380.3228
Line Course: S 88-51-25.5 W Length: 1275.466	North: 1703000.1504 East: 1670399.2517
Line Course: N 00-41-39.9 W Length: 1828.373	North: 1702974.7095 East: 1669124.0394
Line Course: N 89-11-45.6 E Length: 524.579	North: 1704802.9482 East: 1669101.8803
Line Course: N 89-11-45.6 E Length: 524.579	North: 1704810.3091 East: 1669626.4077
Line Course: S 89-07-10.8 E Length: 450.910	North: 1704803.3813 East: 1670077.2645
Line Course: S 75-05-02.9 E Length: 103.080	North: 1704776.8485 East: 1670176.8712
Line Course: S 89-07-13.9 E Length: 175.000	North: 1704774.1624 East: 1670351.8506

Perimeter: 6134.954 Area: 2,306,181. sq.ft. 52.94 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0014 Course: S 85-08-47.7 W
 Error North: -0.00012 East: -0.00137
 Precision 1: 4,382,110.714