

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-88 -- ENTERPRISE ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: USD #259, Attn: Joe Hoover, 201 North Water, Wichita, KS 67202

SURVEYOR/ENGINEER: Goedecke Engineering Co., Attn: Raymond Hubbell, 201 S. Main, El Dorado, KS 67042

LOCATION: Southeast corner of 35th St. South & Seneca

SITE SIZE: 9 Acres

NUMBER OF LOTS

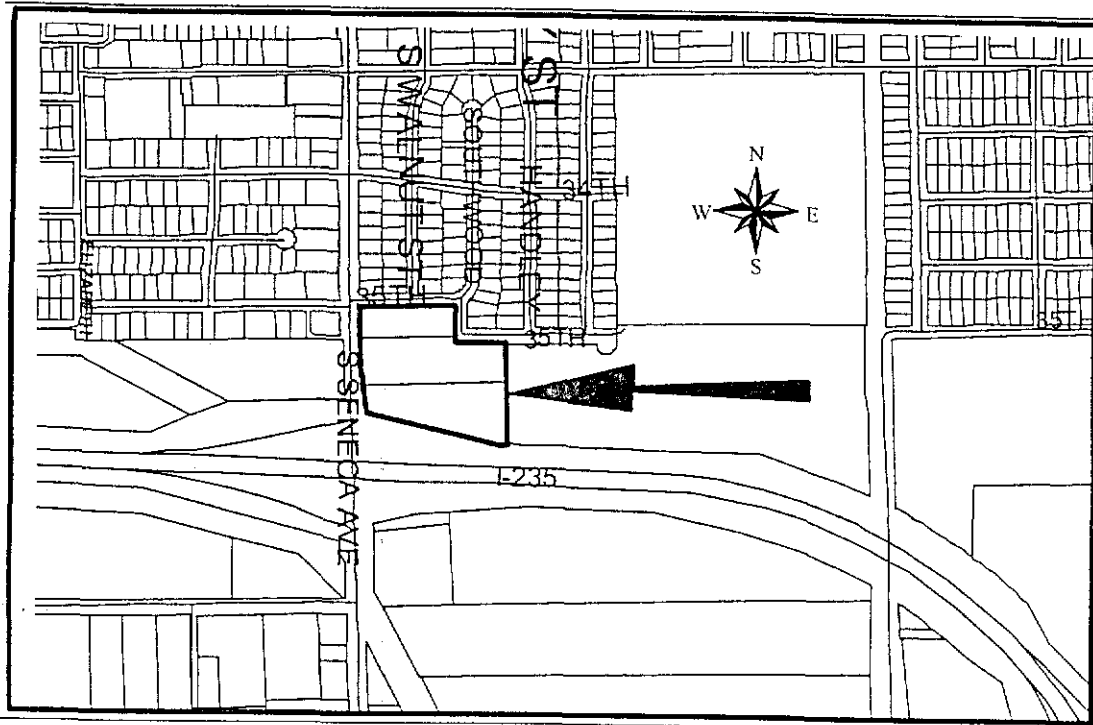
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SCANNED

NOTE: This is an unplatted site located within the City. The site is located within the 100-year floodplain.

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 concept.
- D. Traffic Engineering needs to comment on the access controls. 150 feet of complete access control is required along Seneca from the I-235 intersection. The final plat shall reference the access controls in the plat's text. The plat should correct the labeling along I-235 to "Complete Access Control".
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is advised that in regard to the portion of the building and parking areas within the building setback, that while such areas of the existing structures and parking areas may be retained, no enlargement of the buildings or parking areas in such areas will be permitted; and if removed, all subsequent rebuilding shall observe building setbacks.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.

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

SCANNED

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(Final Plat; Preliminary Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-88 -- ENTERPRISE ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: USD #259, Attn: Joe Hoover, 201 North Water, Wichita, KS 67202

SURVEYOR/ENGINEER: Goedecke Engineering Co., Attn: Raymond Hubbell, 201 S. Main, El Dorado, KS 67042

LOCATION: Southeast corner of 35th St. South & Seneca

SITE SIZE: 9.1 Acres

NUMBER OF LOTS

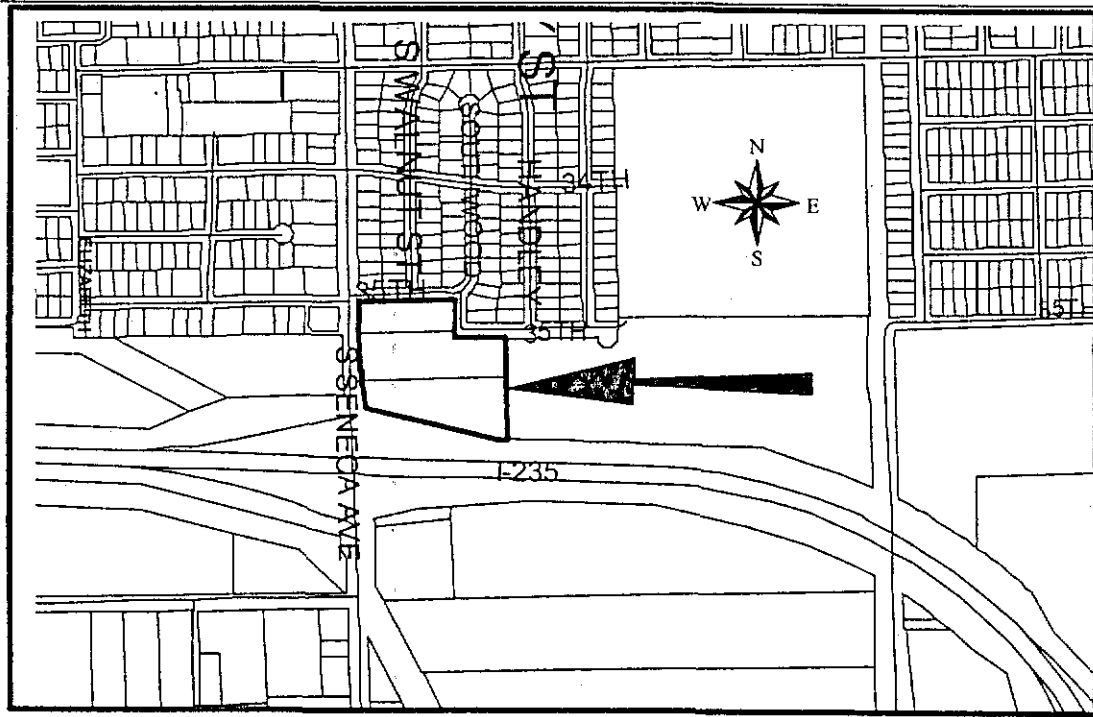
Residential:	1
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MINIMUM LOT AREA: 9 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. A sanitary sewer easement needs to be platted.
- 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. Traffic Engineering needs to comment on the access controls. 150 feet of complete access control is required along Seneca from the I-235 intersection. Traffic Engineering has requested a site plan to review. The applicant shall discuss proposed openings (relocated opening along Seneca with right turns only) with the Traffic Engineer before final plat submittal.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is advised that in regard to the portion of the building and parking areas within the building setback, that while such areas of the existing structures and parking areas may be retained, no enlargement of the buildings or parking areas in such areas will be permitted; and if removed, all subsequent rebuilding shall observe building setbacks.
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- Q. 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.
- R. 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.

SCANNED



Facilities Division

May 28, 2002

Mike Lindebak
City Engineer
Public Works
City of Wichita
455 N. Main
Wichita, KS 67202

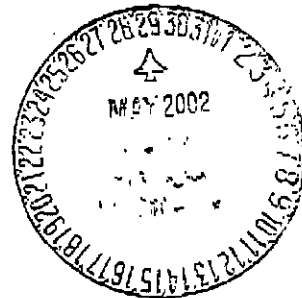
Dear Mr. Lindebak:

This letter is to confirm that the Wichita Public Schools, USD 259, will maintain the drainage swale from the north property line to the south property line along Gold Street adjacent to the new Enterprise Elementary School at 3605 S. Gold Street.

Maintenance that will be provided includes planting grass, mowing, and maintaining the grade for proper drainage.

Sincerely,

Joe Hoover
Real Property Management
Wichita Public Schools
3850 N. Hydraulic
Wichita, KS 67219
316-973-2239
Fax 973-2150
E-mail: jhoover@usd259.net



SCANNED

