

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-26 -- GODDARD SCHOOL ADDITION

OWNER/APPLICANT: USD #265, P.O. Box 249, Goddard, KS 67052

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: South of Maple, East side of 167th Street West

SITE SIZE: 44.5 acres

NUMBER OF LOTS

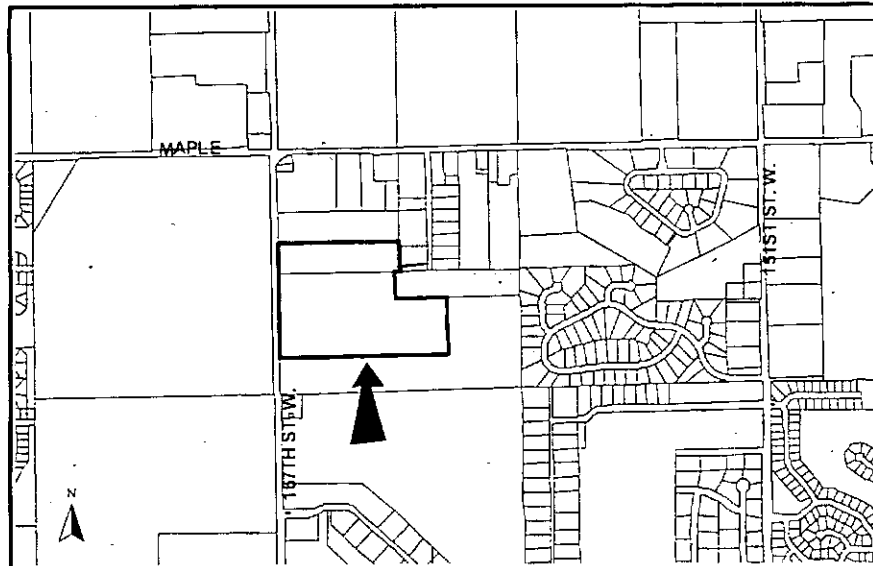
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 44.5 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other 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. A drainage plan is needed.
- D. County Engineering needs to comment on the access controls. The plat denotes four openings along 167th Street West. County Engineering has required a traffic impact study that needs to be provided prior to MAPC review of the plat. Access control will be based upon the traffic study.
- E. The waterline easement needs to be located.
- F. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- G. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. 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.
- K. 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.)
- L. 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.

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

**Meeting RE: Road Improvements
167th St. W, north to W. Maple St.
Monday, December 3, 2007
10:00 a.m.**

SUMMARY OF DISCUSSION

IN ATTENDANCE:

Charles Edmonds, Superintendent
Rod Dietz, Assistant Superintendent
Annette Singletary, Director of Community Relations
Mark Borst, Sedgwick County Traffic Engineering
Paul Gunzelman, Wichita City Traffic Engineer

The meeting was called to discuss the need for future improvements to 167th St. W and W. Maple to accommodate the significant increase in traffic that will be experienced with the construction of three additional schools on the USD 265 campus on 167th St. W.

Mr. Borst requested projected enrollment data and projected opening dates for the new schools. Mr. Edmonds advised that when completed and at capacity, the new facilities will have 3,300 students and approximately 400 staff members. These numbers are in addition to the current enrollment and staff at Explorer Elementary School. The new middle school and elementary school are scheduled to open in the summer of 2010. The new high school will open in in time for the 2011-12 school year.

Mr. Edmonds also advised that additional exits from the 167th St. campus are being sought to the north and east edges of the property.

Discussion focused on the need to improve 167th St. W. to include an extended turn lane. Improvements are also needed at the intersection of W. Maple and 167th St. W., including traffic light improvements at that intersection.

Mr. Borst and Mr. Gunzelman will review the data provided in the meeting, and begin discussions at the Sedgwick County and City of Wichita level to determine the extent of the improvements.

A phone call to Goddard High School following the meeting revealed that currently there are 620 student vehicles with permits to park at GHS.

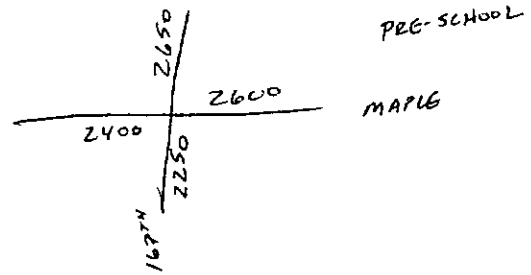
Gunzelman, Paul

From: Annette Singletary [asingletary@goddardusd.com]
Sent: Tuesday, December 04, 2007 4:16 PM
To: Edmonds, Charles; Dietz, Rod; Borst, Mark; Gunzelman, Paul
Subject: Notes from 12-3-07 meeting

Attached is a summary of our discussion yesterday morning. Please advise if there are any additions or corrections to these notes.

Thank you,
Annette

Annette Singletary
Director of Community Relations, USD 265
asingletary@goddardusd.com
316.794.4000



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5-LANE - 500' EACH DIRECTION ± 400,000

GODDARD SCHOOL ADDITION

Wichita, Sedgwick County, Kansas

<i>Course: S 89-56-14 E</i>	<i>Distance: 60.91</i>
<i>Course: N 00-27-23 E</i>	<i>Distance: 330.00</i>
<i>Course: N 89-56-14 W</i>	<i>Distance: 1320.00</i>
<i>Course: S 00-27-23 W</i>	<i>Distance: 1243.77</i>
<i>Course: N 89-54-52 E</i>	<i>Distance: 1830.71</i>
<i>Course: N 00-23-44 E</i>	<i>Distance: 620.02</i>
<i>Course: N 89-56-14 W</i>	<i>Distance: 570.62</i>
<i>Course: N 00-23-44 E</i>	<i>Distance: 289.00</i>

Perimeter: 6265.03

Area: 1938677.29 *44.51 acres*

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.006

Course: N 42-36-15 E

Precision 1: 1088455.99

Gunzelman, Paul

From: Borst, Mark [mborst@sedgwick.gov]
Sent: Friday, March 07, 2008 10:27 AM
To: Gunzelman, Paul
Subject: RE: Goddard (USD 265 Superintendent Charles S. Edmonds)

I seem to remember the County asking for one, too, but I don't remember if we ever saw it. I am asking Jim Weber to see what he can find.

Mark Borst, P.E., Traffic Engineer
Sedgwick County Public Works
1144 S. Seneca
Wichita, KS 67213
316-660-3098

-----Original Message-----

From: Gunzelman, Paul [mailto:PGunzelman@wichita.gov]
Sent: Friday, March 07, 2008 7:44 AM
To: Armour, James
Cc: Borst, Mark
Subject: RE: Goddard (USD 265 Superintendent Charles S. Edmonds)

I seem to remember the County asking for one.

Mark,

I looked in our files and did not see one. I seem to remember when you and I met with Goddard School officials awhile back there was either one in your files or it referred to a study being done.

Could you look to see and let me know what you find out?

-----Original Message-----

From: Armour, James
Sent: Thursday, March 06, 2008 4:51 PM
To: Gunzelman, Paul
Subject: Fw: Goddard (USD 265 Superintendent Charles S. Edmonds)

Paul. Did the plat require one?

----- Original Message -----

From: Benny Tarverdi <Benny@ksdot.org>
To: Armour, James
Sent: Thu Mar 06 16:36:13 2008
Subject: FW: Goddard (USD 265 Superintendent Charles S. Edmonds)

Fyi, I have not mentioned the study to Mr. Edmonds.

From: Brian Gower
Sent: Wednesday, December 26, 2007 4:13 PM
To: Benny Tarverdi
Cc: Chris Huffman; Kristy Rizek; Cheryl Lambrecht; Kristina Pyle
Subject: Goddard (USD 265 Superintendent Charles S. Edmonds)

BPT:

I would suggest you inform Mr. Edmonds that the school district will need to hire a consultant to perform a Traffic Impact Study to determine the need for improvements for the new school/development.

If we perform our field studies, we will obtain existing traffic conditions which I believe will not represent what is expected when school opens. I am surprised a new high school is needed off of 167th in Goddard when there is an existing high school that is served by 183rd and 199th.

We will collect our field studies within the next 3 months but I would encourage the school district to have a Traffic Impact Study performed. It is not uncommon to require these new developments to have these studies performed. Also, whatever improvements the development/facility is expecting to occur, they should be informed they should be prepared to pay for the improvements.

Thx.

BDG