

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2001-128 – MINNEHA ELEMENTARY SCHOOL ADDITION

**OWNER/APPLICANT:** USD 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

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

**LOCATION:** West side of Webb, North of Central

**SITE SIZE:** 15 Acres

**NUMBER OF LOTS**

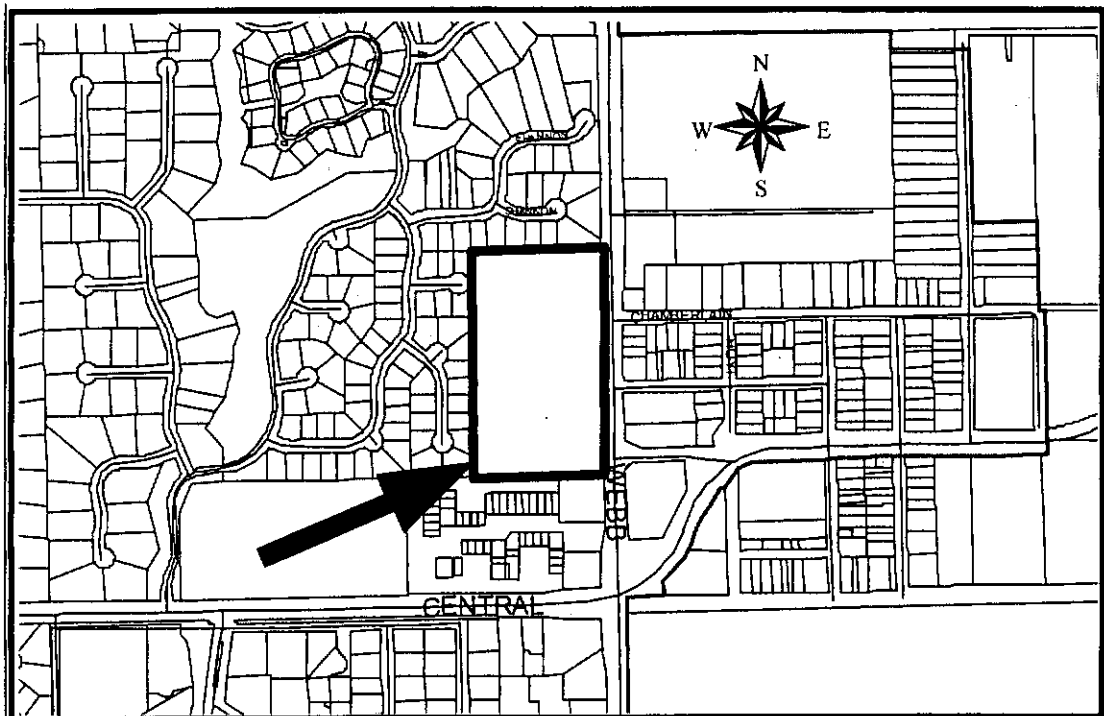
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 15 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

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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 plan.
- D. Traffic Engineering needs to comment on the need for any improvements to perimeter streets.
- E. Traffic Engineering needs to comment on the access controls, particularly the need for minimum separation between openings. The plat proposes four access openings along Webb. Distances should be shown for all segments of access control.
- F. 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.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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 plattor'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

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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.

## Minneha Elementary School Addition

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### Parcel Closures

Project: 01269  
 COGO Revisions:  
 Date: Friday, April 12, 2002  
 COGO Project: None  
 Client: 450

#### *Parcel name: Plat Boundary*

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Line Course: S 89-08-48.1 W Length: 610.00	North: 1689681.97527 East: 1681033.16748
Line Course: N 00-59-43.2 W Length: 1056.00	North: 1689672.89088 East: 1680423.23513
Line Course: N 89-08-48.1 E Length: 620.00	North: 1690728.73154 East: 1680404.89138
Line Course: S 00-59-43.1 E Length: 891.86	North: 1690737.96485 East: 1681024.82263
Line Course: S 89-00-17.0 W Length: 10.00	North: 1689846.23942 East: 1681040.31467
Line Course: S 00-59-43.1 E Length: 164.12	North: 1689846.06572 East: 1681030.31618
	North: 1689681.97048 East: 1681033.16702

Perimeter: 3351.97 Area: 653,076. sq.ft. 14.99 acres

#### *Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.00481 Course: S 05-29-00.2 W  
 Error North: -0.004788 East: -0.000460  
 Precision 1: 696,877.34

#### *Parcel name: Block 1, LOT 1*

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Line Course: N 89-08-48.1 E Length: 610.00	North: 1690728.73141 East: 1680404.89173
Line Course: S 00-59-43.1 E Length: 1056.00	North: 1690737.81580 East: 1681014.82408
Line Course: S 89-08-48.1 W Length: 610.00	North: 1689681.97512 East: 1681033.16731
Line Course: N 00-59-43.2 W Length: 1056.00	North: 1689672.89073 East: 1680423.23496
	North: 1690728.73140 East: 1680404.89122

Perimeter: 3332.00 Area: 644,157. sq.ft. 14.78 acres

#### *Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.00051 Course: S 89-00-16.8 W  
 Error North: -0.000009 East: -0.000512  
 Precision 1: 6,533,333.33