

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

**CASE NUMBER:** SUB 2004-118 – SOUTH HIGH SCHOOL THIRD ADDITION

**OWNER/APPLICANT:** Board of Education, USD 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of MacArthur, East side of Seneca

**SITE SIZE:** 8.95 acres

**NUMBER OF LOTS**

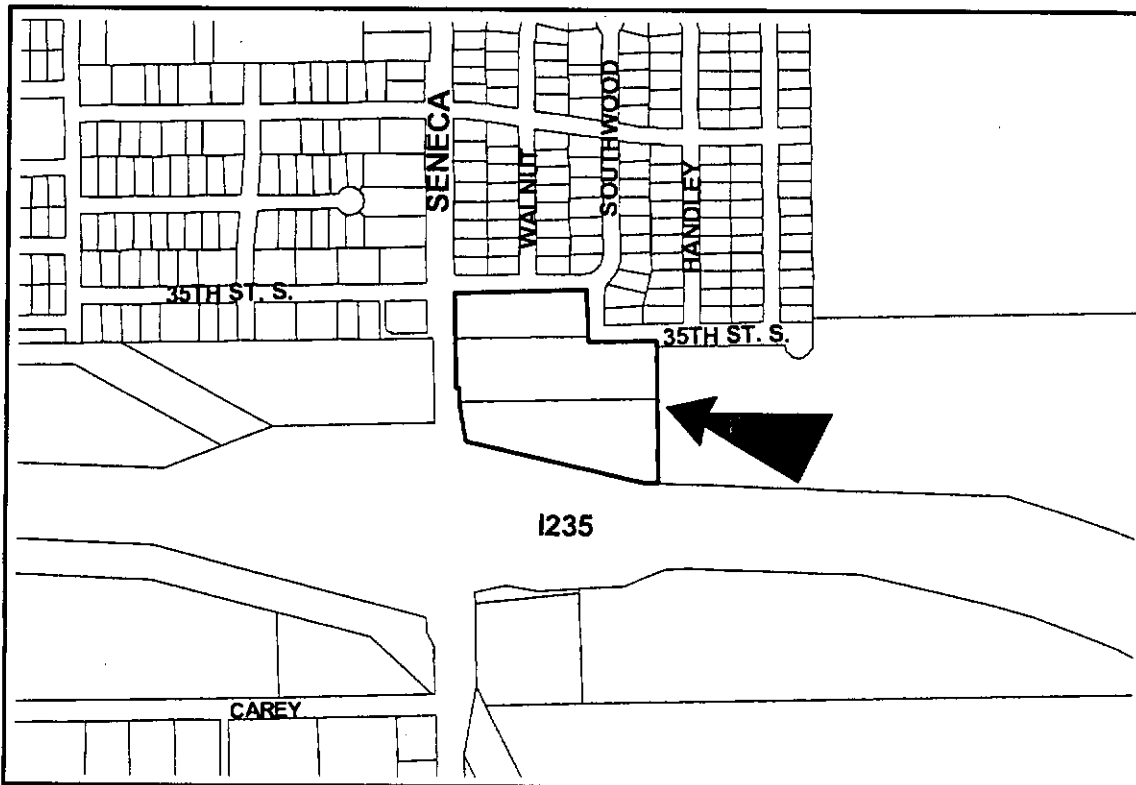
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 8.95 acres

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



**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 plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along Seneca. Complete access control should be denoted along I-235.
- 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. 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.
- G. The Park and Pathways Plan indicates a bike path along the south line of the plat. A public access easement (40-ft minimum width) should be platted at this location.
- H. The Applicant has platted a 20-ft building setback which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- 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 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.)
- 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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 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 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - SOUTH HIGH SCHOOL 3RD ADDITION

PT 01	North: 6344.1034	East : 6995.4806
Line	Course: S 89-58-42 E	Length: 468.0000
PT 02	North: 6343.9264	East : 7463.4806
Line	Course: S 00-20-19 W	Length: 165.0000
PT 03	North: 6178.9293	East : 7462.5054
Line	Course: S 00-42-30 E	Length: 40.0000
PT 04	North: 6138.9324	East : 7462.9999
Line	Course: S 90-00-00 E	Length: 246.4000
PT 05	North: 6138.9324	East : 7709.3999
Line	Course: S 00-42-30 E	Length: 493.9000
PT 06	North: 5645.0701	East : 7715.5057
Line	Course: N 87-55-39 W	Length: 50.1700
PT 07	North: 5646.8844	East : 7665.3686
Line	Course: N 75-38-23 W	Length: 666.4200
PT 08	North: 5812.1688	East : 7019.7706
Line	Course: N 08-56-55 W	Length: 143.7600
PT 09	North: 5954.1790	East : 6997.4090
Line	Course: N 00-44-26 W	Length: 224.7700
PT 10	North: 6178.9302	East : 6994.5039
Line	Course: N 00-20-19 E	Length: 165.1800
PT 01	North: 6344.1073	East : 6995.4801