

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2006-02 -- USD 385 ADDITION

**OWNER/APPLICANT:** Unified School District 385, Attn: Mark Evans, Superintendent, 1432 N. Andover Rd., Andover, KS 67002 (contract purchaser)

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

**LOCATION:** North of Central, West side of 159<sup>th</sup> St. East

**SITE SIZE:** 16.89 acres

**NUMBER OF LOTS**

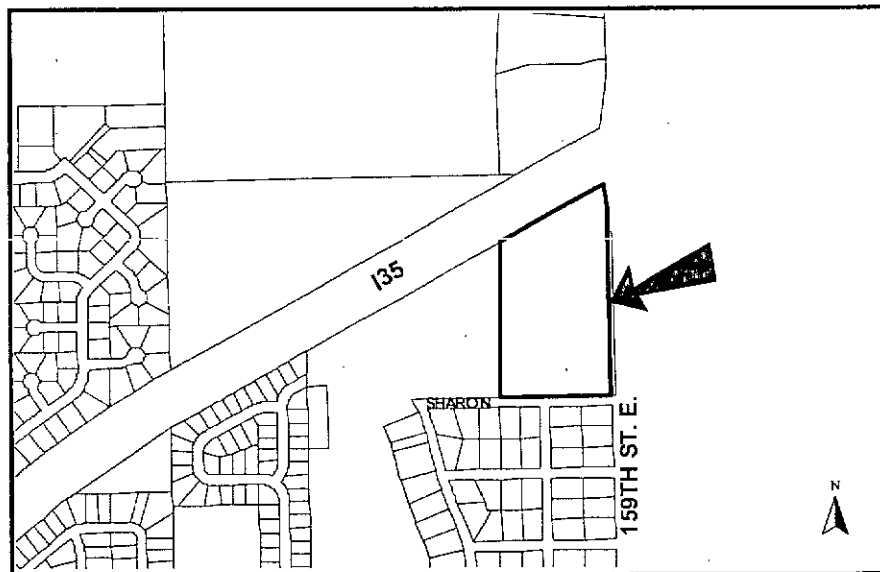
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 14.93 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

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

**VICINITY MAP**



**NOTE:** This is an unplatted site located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

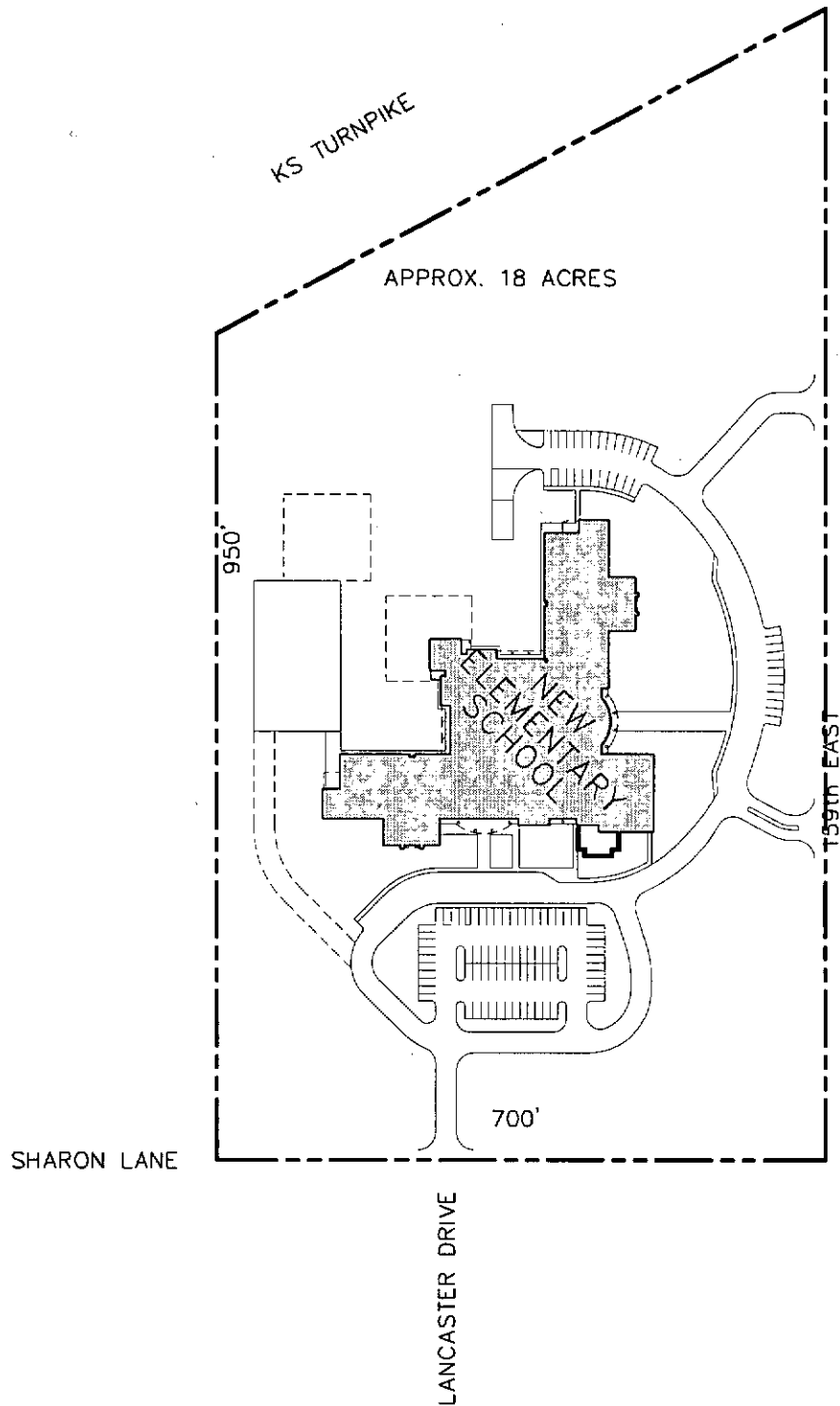
**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. Municipal services appear to be available to serve the site. Unless petitions for extensions are provided, in lieu of assessment fees are needed for sewer lateral and water main.
- C. City Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan.
- D. Additional right of way is required in the area of KTA bridge and fill.
- E. County Public Works recommends Wichita and Andover resolve which city will annex and maintain 159<sup>th</sup> E.
- F. Traffic Engineering has requested right/left turn lanes on 159<sup>th</sup> for main entrance.
- G. County Engineering needs to comment on the access controls. The plat proposes two openings along 159<sup>th</sup> St. East . The final plat shall reference the dedication of access controls in the platlor's text. Due to poor sight distance over KTA bridge, openings are limited to to one opening on 159<sup>th</sup> St. across from Terradyne. Complete access control needs to be platted adjoining the Kansas Turnpike.
- H. If any drainage will be directed onto the Kansas Turnpike, a letter shall be provided from KTA indicating their agreement to accept such drainage.
- I. The final plat tracing shall state in the platlor's text the purposes of the proposed reserve as well as the ownership and maintenance responsibilities.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- L. GIS has requested that the streets be labeled as Sharon Ln and Lancaster Dr.
- M. 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.

**SUB 2006-02 -- Preliminary Plat of USD 385 ADDITION**

**January 26, 2006 - Page 3**

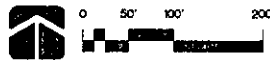
- N. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



159th EAST & SHARON LANE

# NEW ELEMENTARY SCHOOL #2

ANDOVER PUBLIC SCHOOLS U.S.D. #385



11/2/05



**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 1/26/06)

**CASE NUMBER:** SUB 2006-02 -- USD 385 ADDITION

**OWNER/APPLICANT:** Unified School District 385, Attn: Mark Evans, Superintendent, 1432 N. Andover Rd., Andover, KS 67002 (contract purchaser)

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

**LOCATION:** North of Central, West side of 159<sup>th</sup> St. East

**SITE SIZE:** 16.89 acres

**NUMBER OF LOTS**

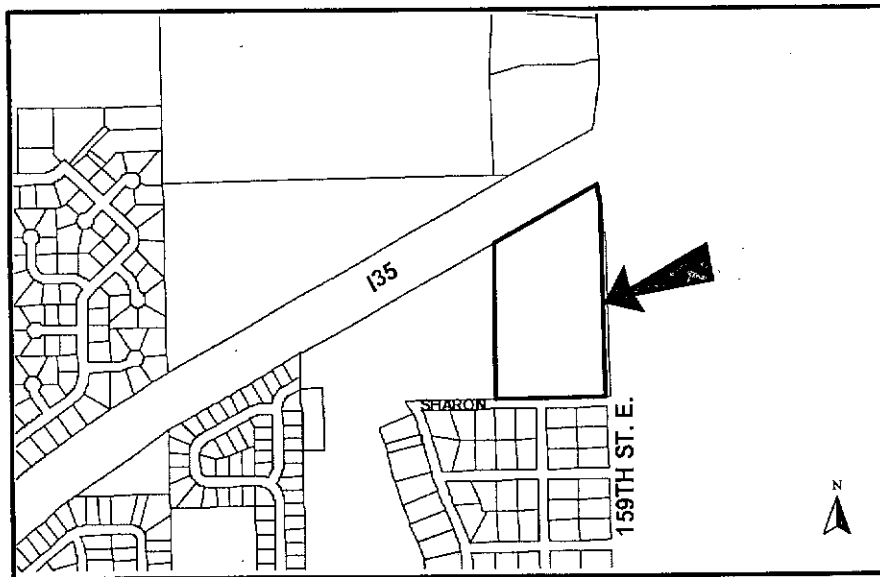
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 14.93 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

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

**VICINITY MAP**



**NOTE:** This is an unplatted site located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. Municipal services are available to serve the site. Unless petitions for extensions are provided, in lieu of assessment fees are needed for sewer lateral and water main.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has approved the drainage plan subject to the need for revisions. County Engineering requests a drainage plan. An off-site drainage easement is needed in the event drainage will be directed to the west.
- D. Additional right of way is required in the area of KTA bridge and fill. The applicant shall meet with County Engineering to determine the width of right-of-way needed for future bridge widening.

Additional right-of-way has been platted as requested.

- E. County Public Works recommends Wichita and Andover resolve which city will annex and maintain 159<sup>th</sup> St. E.
- F. Traffic Engineering has requested right/left turn lanes on 159<sup>th</sup> for main entrance.
- G. City Engineering requests a petition for the paving of the north half of Sharon Lane.
- H. County Engineering needs to comment on the access controls. The plat proposes two openings along 159<sup>th</sup> St. East . The final plat shall reference the dedication of access controls in the plat's text. Due to poor sight distance over KTA bridge, openings are limited to one opening on 159<sup>th</sup> St. across from Terradyne. Complete access control needs to be platted adjoining the Kansas Turnpike.

The applicant shall meet with County Engineering to review this issue prior to final plat review.

- I. If any drainage will be directed onto the Kansas Turnpike, a letter shall be provided from KTA indicating their agreement to accept such drainage.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

**SUB 2006-02 -- Final Plat of USD 385 ADDITION**  
**February 23, 2006 - Page 3**

- M. The platlor'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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. 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.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.