

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-12 -- WEST HIGH SCHOOL 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: East of Seneca, North side of Lincoln

SITE SIZE: 26.01 Acres

NUMBER OF LOTS

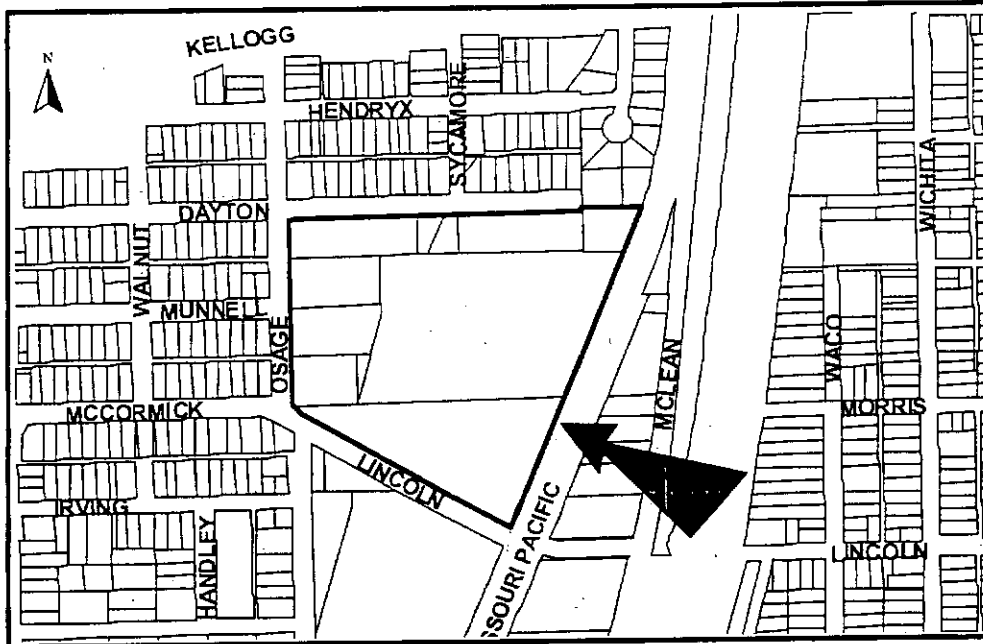
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 26 Acres

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2004-12 -- Preliminary Plat of WEST HIGH SCHOOL ADDITION
February 12, 2004 - Page 2**

NOTE: This is a replat of portions of the Elmdale Addition, Glendale Addition and the Stratton Addition.

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 has requested the dedication of access controls along Lincoln. Complete access control shall be denoted along the frontage except for the existing openings. The final plat shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering has requested 20-ft additional street right-of-way along Lincoln. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials.
- 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 Applicant has platted a 20-ft building setback along Dayton, Osage and Lincoln which represents an adjustment of the Zoning Code standard of a 25-ft setback for the MF-29 District. The Subdivision regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- 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.

SUB 2004-12 -- Preliminary Plat of WEST HIGH SCHOOL ADDITION
February 12, 2004 - Page 3

- 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 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 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.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/12/04)

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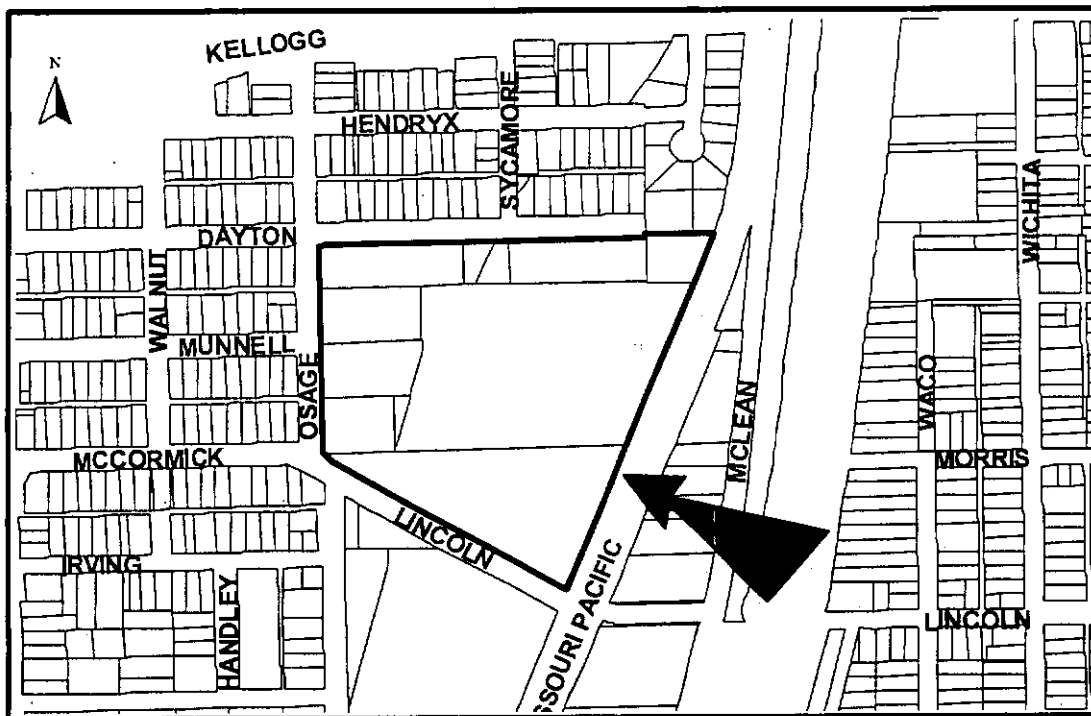
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CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of portions of the Elmdale Addition, Glendale Addition and the Stratton Addition.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. *An additional utility easement is needed to cover the water line.*
- 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. The plat proposes access control except one opening along Lincoln. *The access controls are approved.*
- E. **Traffic Engineering** has requested 20-ft additional street right-of-way along Lincoln. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. *A 10-ft contingent street dedication and a 10-ft sidewalk and utility easement have been required by the Subdivision Committee.*

The dedications have been platted as requested.

- 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.
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SUB 2004-12 -- Final Plat of WEST HIGH SCHOOL ADDITION
March 18, 2004 - Page 3

- K. 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.
- L. 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.
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