

PLAT NO. 75-45 MAP NO. 5443

NAME SOUTH HIGH SCHOOL ADDITION

LOCATION: North side of I-235 in an area west of Gold

ENGINEER Moehring & Assoc.

OWNER Wichita Public Schools U.S.D. #259

APPLICATION FILED 6-9-75

SKETCH PLAT FILED

PRELIMINARY FILED 6-9-75

S/D ACTION 6-19-75 *Approved*

FINAL FILED *7-28-75*

S/D ACTION *8-7-75 final approved*

MAPC ACTION *8-14-75 Approved*

BOC ACTION *12-23-75 approved as recommended 5-0*

RECORDED 2-4-76

REMARKS

Final approved 8-1-75

M.A.P.C. Approved 8-14-75

B.C.C. ~~B.C.C.~~ Approved as beam 50 12-23-75

S/D 75-45 - SOUTH HIGH SCHOOL ADD.  
North side of I-235 in an area  
west of Gold.

Map No. 5443  
Sec. No. 8  
Twp. No. 28  
Range \_\_\_\_\_

Subdivision Report and Progress  
S/D No.: 75-45

Name: SOUTH HIGH SCHOOL ADDITION

General Location: North side of I-235 in an area west of Gold

Owner: Wichita Public Schools U.S.D. #259  
Address: 428 South Broadway Phone: \_\_\_\_\_  
Subdivider: Richard Holstead  
Address: 1400 Geo. Washington Dr. Phone: \_\_\_\_\_  
Engineer/Surveyor: Moehring & Assoc.  
Address: 314 Brown Bldg. Phone: 263-6781

Application Received 6-9-75  
Conf. with Applicant 6-9-75  
Sketch Plat Received none  
Present Zoning AA  
Proposed Zoning AA  
Letter of Intent none

PREL. PLAT RECEIVED 6-9-75  
S/D Comm. Action 6-19-75 *Approved*  
Dept. Report on Prel. 6-20-75

TRACING PROGRESS:  
Received 12-17-75  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 7-28-75  
S/D Comm. Action 8-7-75 *Approved*  
Dept. Report on Final Approved 8-8-75  
M.A.P.C. ACTION 8-15-75 *Approved*  
Dept. Report on Final 8-15-75 *Approved*  
~~Letter on Irons Received~~ N/A  
Title/Taxes Rec'd & Reviewed 12-15-75  
Final Review \_\_\_\_\_  
Referral to B.C.C. 12-14-75  
B.C.C. ACTION 12-27-75 *Approved as recommended 5-0*  
Recorded 2-4-76

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ 12/17/75 print for M.F.C.  
\_\_\_\_\_  
\_\_\_\_\_

S/D 75-45  
P  
2-4-76

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SOUTH HIGH SCHOOL ADDITION was  
filed for record on February 4, 1976

*Barry J. McCall*  
Register Of Deeds

T9-328

Item # 4 - Sec II



THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE December 16, 1975

TO Curtis L. Newby, Junior Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Final Plat - South High School Addition

Your department is in receipt of a letter from Roger D. Coad, School Plant Planner, Wichita Public Schools, dated November 4, 1975. That letter fulfills the requirements of this department.

A handwritten signature in cursive script that reads "RWB".

R. W. Bruggeman  
Director of Public Works

RWB:gr

WICHITA PUBLIC SCHOOLS  
ADMINISTRATION BUILDING  
428 South Broadway  
WICHITA, KANSAS 67202

Division of School Plant Planning  
and Operation Services

December 4, 1975

Mr. Curtis Newby  
Junior Planner  
Current Plans Division  
10th Floor - City Hall  
Wichita, Kansas 67202

Dear Mr. Newby:

Don Moehring advised by phone today that two letters pertaining to the South High School Addition and Game Playing Field plat were misplaced in the move to the new City building. In order to expedite the platting I am enclosing a copy of these letters.

If you have any questions, feel free to call.

Sincerely,

*Roger D. Coad*

Roger D. Coad  
School Plant Planner

RDC:jet

Enclosures (2)



November 4, 1975

Mr. Ray W. Bruggeman  
Director of Public Works  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Flattig of South High School Addition and the Game  
Playing Field

Dear Mr. Bruggeman:

This letter is to verify that the Board of Education will see that the Hammerhead cul de sac termination at the east end of 35th Street South will be paved in accordance with City requirements. This work will be accomplished under the new playing field contract. Contracts for this project are presently being drawn up.

The Board of Education further guarantees the installation of sidewalks in accordance with City requirements on the south side of 35th Street adjacent to our property if it is determined necessary.

Sincerely,

*Roger D. Coad*

→ Roger D. Coad  
School Plant Planner

RDC:jet

cc: Don Mehring  
Dr. Richard Holstead

November 5, 1975

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: South High School Addition Plat

Dear Mr. Lakin:

The Board of Education would like to have the sidewalk requirement waived from the above subject plat. We wish to discuss this sidewalk requirement with the City Commission when it is brought before the Commission for consideration. Please advise this office when the plat is to come before the Commission for final approval so that we can have proper representation present.

Sincerely,

*Roger D. Coad*

Roger D. Coad  
School Plant Planner

→BDC:jet

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-45 Name SOUTH HIGH SCHOOL ADDITION  
Application & Sketch Filed: 6-9-75  
Preliminary Plat Filed: 6-9-75 Approved by S/D: 6-13-75  
Final Plat Filed: 7-28-75 Approved by S/D: 8-7-75  
Approved by Metropolitan Area Planning Commission: 8-14-75

DESCRIPTION

General Location: North side of I-235 in an  
area west of Gold

Surveyor or Engineer: Moehring & Associates  
Owner: Wichita Public Schools U.S.D. #259  
Address: 428 South Broadway 67202

- |   |                       |                       |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>25.4</u>  | 6. Access Control     |                       |
| 2. Number of Lots:  | St. McLean Blvd.      | No. Openings <u>1</u> |
| Residential _____   | St. _____             | No. Openings _____    |
| Commercial _____  | St. _____             | No. Openings _____    |
| Industrial _____  | 7. Req'd Improvements |                       |
| Other _____   | St. Paving <u>X</u>   | Water _____           |
| Total Number of Lots: <u>1</u>  | Sidewalk <u>X</u>     | Drainage _____        |
| 3. Minimum Lot Area: <u>25.1</u> Acres                                      | Sewer _____           | Other _____           |
| 4. Existing Zoning <u>"AA"</u>  |                       |                       |
| 5. Special Problems Discussed <u>sidewalk adjacent to the south side of</u> |                       |                       |
| <u>35th Street South, including the cul-de-sac.</u>                         |                       |                       |

Satisfactory arrangements have been made with the Department of Public Works for the paving of the cul-de-sac on 35th Street South.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of 35th Street South, including the cul-de-sac.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Hopper moved, Bayouth seconded and it carried unanimously. Taylor, Savina and Rising were absent.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 14, 1975:

13. S/D 75-45 - Final Plat of SOUTH HIGH SCHOOL ADDITION, generally located on the north side of I-235 in an area west of Gold.

MOTION: That the Planning Commission recommend to the City Commission that this plat be approved subject to:

- A. "Complete access control" shall be labeled adjacent to Midland Valley Railroad right-of-way (McLean Boulevard), except for the north 40 feet thereof.

- B. That portion of 35th Street South being vacated shall be retained as a utility easement for an existing gas line. The applicant shall contact the Gas Service Company relative to this matter and a letter shall be obtained from said company stating the easement to be shown on the plat is satisfactory or that satisfactory arrangements have been made to relocate said gas line. This letter shall be submitted to the Metropolitan Area Planning Department.
- C. The applicant's engineer shall submit a site development plan to the Wichita Fire Department prior to the issuance of any building permits.
- D. The applicant shall guarantee the extension of sanitary sewer to serve subject property if the existing 6-inch line cannot be used. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- E. A 25-foot building setback shall be indicated from McLean Boulevard and from the south and west property lines.
- F. The applicant shall contact the Water Department relative to extending water to serve subject property.
- G. The applicants shall guarantee the installation of a sidewalk adjacent to the south side of 35th Street South, including the cul-de-sac.
- H. The applicants and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to right-of-way for an accel-decel lane along the east line of subject plat.
- I. The applicant shall guarantee the paving of the cul-de-sac on 35th Street South.
- J. The engineer's text shall be expanded to reference the portion of 35th Street South being vacated with this plat by virtue of KSA 1970 Supp. 12-512(b).
- K. Angles or bearings shall be included on the face of the plat.
- L. It shall be noted that on the preliminary plat, complete access control was to be granted to McLean Boulevard, except for the north 40 feet. The plat's text on this final plat is reflecting no access whatever to McLean Boulevard. The appropriate correction shall be made.
- M. "McLean Boulevard" shall be labeled on the east side of the plat instead of Midland Valley Railroad.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 10  
8-14-75

Hopper moved, Bayouth seconded and it carried  
unanimously. Taylor, Savina and Rising were  
absent.

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WICHITA PUBLIC SCHOOLS  
ADMINISTRATION BUILDING  
428 South Broadway  
WICHITA, KANSAS 67202

*Division of School Plant Planning  
and Operation Services*

November 5, 1975

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: South High School Addition Plat

Dear Mr. Lakin:

The Board of Education would like to have the sidewalk requirement waived from the above subject plat. We wish to discuss this sidewalk requirement with the City Commission when it is brought before the Commission for consideration. Please advise this office when the plat is to come before the Commission for final approval so that we can have proper representation present.

Sincerely,

*Roger D. Coad*

Roger D. Coad  
School Plant Planner

RDC:jet

**THE CITY OF WICHITA**

**OFFICE OF** Director of Public Works

**DATE** December 16, 1975



**TO** Curtis L. Newby, Junior Planner

**FROM** R. W. Bruggeman, Director of Public Works

**SUBJECT** Final Plat - South High  
School Addition

Your department is in receipt of a letter from Roger D. Coad,  
School Plant Planner, Wichita Public Schools, dated November 4,  
1975. That letter fulfills the requirements of this department.

*RWB Bruggeman*  
R. W. Bruggeman  
Director of Public Works

RWB:gr

WICHITA PUBLIC SCHOOLS  
ADMINISTRATION BUILDING  
428 South Broadway  
WICHITA, KANSAS 67202

*Division of School Plant Planning  
and Operation Services*

November 4, 1975

Mr. Ray W. Bruggeman  
Director of Public Works  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Final Plat South High School Addition

Dear Mr. Bruggeman:

This letter is to verify that the Board of Education will see that the Hammerhead cul de sac termination at the east end of 35th Street South will be paved in accordance with City requirements. This work will be accomplished under the new playing field contract. Contracts for this project are presently being drawn up.

The Board of Education further guarantees the installation of sidewalks in accordance with City requirements on the south side of 35th Street South adjacent to subject plat if it is determined necessary.

Sincerely,

*Roger D. Coad*

Roger D. Coad  
School Plant Planner

RDC:jet

cc: Don Moehring  
Dr. Richard Holstead

LIMITED REPORT OF TITLE

STATE OF KANSAS )  
                  ) SS:  
SEDGWICK COUNTY )

The Fidelity Title Company, Inc., duly qualified Abstractor under the laws of the State of Kansas, after a careful search of the records of Sedgwick County, Kansas, makes the following statement concerning the title to the following described property situated in in said County and State, to-wit:

All that part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 8, Township 28 South Range 1 East of the 6 th P.M. Lying West of the Midland Valley Railroad Right of Way and North of Interste 235 Except the West 774.40 feet thereof.



That the last deed or deeds, purporting to convey title to said property is a Warranty Deed to

Board of Education  
Now Unified School District No. 259.

and purports to be a full and complete conveyance of the entire fee simple title except as follows:

none



That said land is mortgaged as follows: (Any releases of record are assumed to be valid.)

None



That the records of the Clerk of the District Court of Sedgwick County, Kansas, and the Clerk of the United States District Court, District of Kansas, Second Division, discloses the following judgments, suits pending, execution, lis pendens, mechanics liens, tax liens, or bankruptcy proceedings specifically describing the property as described herein since date of the deed to the present owner, as follows:

None

Tax Rolls show taxes for the year 1974 and prior years exempt.

This statement made for the benefit of City of Wichita.

Dated at Wichita, Kansas, this 20th day of October 1975, at 7 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

BY *Christa Gray*  
Asst. Sec. am

Tracer No. 30490

**Fidelity Title**  
COMPANY, INC.



**FOR ALMOST A HALF CENTURY,**

*FIDELITY TITLE COMPANY, INC. has been performing a full title service for Wichita and Sedgewick County, Kansas. During this half century, Fidelity has demonstrated that it has the records, personnel, and the financial responsibility to give you the best in title insurance, abstracts, and closings. Further, in the Today Title Company that we are, and through the outstanding national title insurance companies that we represent, we serve our clients' title insurance needs anywhere in Kansas, the United States, or even beyond. In addition to extensive title insurance services in Wichita, we perform millions of dollars of title insurance service elsewhere in Kansas and the United States every year.*

*It is a pleasure to serve you.*



FRANK MALONE  
President

C. E. "Bud" RIDDER  
Sr. Vice Pres. & Treas.

ART HOWE  
Vice President

WM. "Bill" MALONE  
Exec. Vice President

PATTIE GRIER  
Secretary

MARY CRAIG  
Ass't. Vice President

CHARLES MASON  
Ass't. Treasurer

E. A. RANDALL  
Consultant

221 N. Market Wichita, Kansas 67202 Phone (316) 262-8261

**Fidelity**  **Title**

  
**THE GAS SERVICE COMPANY**  
General Office • 2460 PERSHING ROAD, KANSAS CITY, MISSOURI 64108

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

Metropolitan Area Planning Commission  
104 So. Main  
Wichita, Kansas 67202

October 7, 1975

Attention: Mr. Robert Lakin

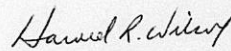
Re: South High School Addition

Dear Sir:

Please be advised that adequate arrangements have been made for our existing facilities in the South High School Addition.

Yours very truly,

THE GAS SERVICE COMPANY

  
Harold R. Wilcox  
Division Superintendent

GWE/cw  
cc: Don C. Moehring II  
Moehring and Associates  
314 Brown Building  
Wichita, Kansas 67202



Distributor of Natural Gas in the Heart of the Nation.

August 15, 1975

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 75-45 - Final Plat of  
SOUTH HIGH SCHOOL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 14, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of August 8, 1975.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Wichita Public Schools U.S.D. #259, 428 South Broadway 67202  
Dr. Richard Holstead, 1400 George Washington Drive 67211  
Dean Sellers, Assistant City Engineer

August 8, 1975

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 75-45 - Final plat of  
SOUTH HIGH SCHOOL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- for note, traffic by agreement to change to read: "decade control except for one opening" since Mid-land Valley Railroad right-of-way (McLean Boulevard), except for the north 40 feet thereof.*
- are not finalized*  
F. That portion of 35th Street South being vacated shall be retained as a utility easement for an existing gas line. The applicant shall contact the Gas Service Company relative to this matter and a letter shall be obtained from said company stating the easement to be shown on the plat is satisfactory or that satisfactory arrangements have been made to relocate said gas line. This letter shall be submitted to the Metropolitan Area Planning Department.
- G. The applicant's engineer shall submit a site development plan to the Wichita Fire Department prior to the issuance of any building permits.
- is not needed - what will be*  
D. The applicant shall guarantee the extension of sanitary sewer to serve subject property if the existing 6-inch line cannot be used. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- E. A 25-foot building setback shall be indicated from McLean Boulevard and from the south and west property lines.

S/D 75-45  
August 8, 1975  
Page 2

- not needed? check with plat*
- F. The applicant shall contact the Water Department relative to extending water to serve subject property.
  - G. *wants to discuss with B.C.*  
The applicants shall guarantee the installation of a sidewalk adjacent to the south side of 35th Street South, including the cul-de-sac.
  - H. The applicants and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to right-of-way for an accel-decel lane along the east line of subject plat.
  - I. *see letter to Bouygues*  
The applicant shall guarantee the paving of the cul-de-sac on 35th Street South.
  - J. The engineer's text shall be expanded to reference the portion of 35th Street South being vacated with this plat by virtue of KSA 1970 Supp. 12-512(b).
  - K. Angles or bearings shall be included on the face of the plat.
  - L. *ok note returned*  
It shall be noted that on the preliminary plat, complete access control was to be granted to McLean Boulevard, except for the north 40 feet. The plat's text on this final plat is reflecting no access whatever to McLean Boulevard. The appropriate correction shall be made.
  - M. "McLean Boulevard" shall be labeled on the east side of the plat instead of Midland Valley Railroad.
  - N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 14, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

S/D 75-45  
August 8, 1975  
Page 3

cc: Wichita Public Schools U.S.D. #259, 428 S. Broadway, 67202  
Dr. Richard Holstead, 1400 George Washington Dr., 67211  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-45 Name SOUTH HIGH SCHOOL ADDITION  
Date Application Rec'd. 6-10-75 Preliminary Approval 6-19-75  
Scheduled S/D Meeting 8-7-75

DESCRIPTION

General Location North side of I-235 in an area west of Gold

Owner Wichita Public Schools U.S.D. #259  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>24.36</u>                                       | 7. Lineal Feet of New Streets:                 |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.     |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.     |
| Other <u>        </u> <u>1</u>  | e. <u>        </u> R/W <u>        </u> ft.     |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> None <u>        </u> ft. |
| 3. Minimum Lot Frontage <u>559</u> ft.                                      | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>1,094,444</u> sq.ft.                                 | streets? <u>yes</u> <u>X</u> no                |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> ; Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. "Complete access control" shall be labeled adjacent to Midland Valley Railroad right-of-way (McLean Boulevard) except for the north 40 feet thereof.
- B. That portion of 35th Street South being vacated shall be retained as a utility easement for an existing gas line. The applicant shall contact the Gas Service Company relative to this matter and a letter shall be obtained from said company stating the easement to be shown on the plat is satisfactory or that satisfactory arrangements have been made to relocate said gas line. This letter shall be submitted to the Metropolitan Area Planning Department.
- C. The applicant's engineer shall submit a site development plan to the Wichita Fire Department prior to the issuance of any building permits.
- D. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- E. A 25 foot building setback shall be indicated from McLean Boulevard and from the south and west property lines.
- F. The applicant shall contact the Water Department relative to extending water to serve subject property.
- G. The applicants shall guarantee the installation of a sidewalk adjacent to the south side of 35th Street South including the cul-de-sac.
- H. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk has been required as a condition of plat approval.
- I. The applicants and/or their engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to right-of-way for an accel-decel lane along the east line of subject plat.

- J. The applicant shall guarantee the paving of the cul-de-sac on 35th Street South.
- K. The engineer's text shall be expanded to reference the portion of 35th Street South being vacated with this plat by virtue of K.S.A. 1970 Supp. 12-512(b).
- L. Angles or bearings shall be included on the face of the plat.
- M. It shall be noted that on the preliminary plat, complete access control was to be granted to McLean Boulevard except for the north 40 feet. The plat's text on this final plat is reflecting no access whatever to McLean Boulevard. The appropriate correction shall be made.
- N. "McLean Boulevard" shall be labeled on the east side of the plat instead of Midland Valley Railroad.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SCCD-Cons-5 (6/77)

MAPP

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name South High School Addition  
Location North side of L-235 in an area west  
of Gold Sed. 8-28-2E  
Date 6-19-75  
Prepared by Larry L. Henry, District Conservationist,  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

MAILED TO:

Don Hoehring  
Name -  
Hoehring & Associates  
Firm  
Phone -- Date  
111 PP12  
119 PP12  
102 12  
104 12  
6312

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
\*\*\*\*\*

A. SOIL TYPE: East half-Canadian fine sandy loam  
West half-Canville fine sandy loam

B. SITUATION: This area is flat and has high intake rate so no water erosion  
problem exists but wind erosion can be very severe on this site so cover  
must be maintained at all times.  
Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As  
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet  
Tall fescue, 3 pounds per 1,000 square feet  
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- \_\_\_ 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- \_\_\_ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- \_\_\_ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- \_\_\_ 10. Discharge water from outlet structures at nonerosive velocities.
- \_\_\_ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- \_\_\_ 12. Divert foreign runoff water around area during construction.
- \_\_\_ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- \_\_\_ 14. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Distribution: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Department Staff  
File Copy: Sedgwick County Conservation District

June 23, 1975

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 75-45 - Preliminary plat  
of SOUTH HIGH SCHOOL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 19, 1975, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The existing 30 foot half street right-of-way for the north half of 35th Street South shall either be vacated by separate instrument or included within this plat and thus vacated with this plat.
- B. "Complete access control" shall be labeled adjacent to McLean Boulevard except for the north 40 feet thereof.
- C. That portion of 35th Street South being vacated shall be retained as a utility easement for an existing gas line. The applicant shall contact the Gas Service Company relative to this matter and a letter shall be obtained from said company stating the easement to be shown on the plat is satisfactory or that satisfactory arrangements have been made to relocate said gas line. This letter shall be submitted to the Metropolitan Area Planning Department.
- D. The applicant's engineer shall submit a site development plan to the Wichita Fire Department prior to the issuance of any building permits.
- E. The applicant shall guarantee the extension of sanitary sewer to serve subject property.

S/D 75-45  
June 23, 1975  
Page 2

- F. The applicant shall contact the Water Department relative to extending water to serve subject property.
- G. The applicant shall be advised that due to the looseness of the soil in the area, good ground cover needs to be maintained during and after construction on subject property.
- H. A 25 foot building setback shall be indicated from all streets adjacent to subject plat.
- I. The north-south street adjacent to the east line of the plat shall be labeled as McLean Boulevard.
- J. The appropriate right-of-way dedication for a cul-de-sac to terminate 35th Street South at the west line of subject property shall be indicated on the plat.
- K. The applicant shall guarantee the paving of the cul-de-sac on 35th Street South.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:eme  
Enclosure

cc: Wichita Public Schools U.S.D. #259  
428 South Broadway, 67202  
Dr. Richard Holstead, 1400 George Washington Dr., 67211  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-45 Name SOUTH HIGH SCHOOL ADDITION  
Date Application Rec'd. 6-10-75 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-19-75

DESCRIPTION

General Location North side of I-235 in an area west of Gold

Owner Wichita Public Schools U.S.D. #259  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>24.36</u>                                       | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u> <u>1</u>  | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> <u>None</u> ft.      |
| 3. Minimum Lot Frontage <u>559</u> ft.                                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>1,094,444 sq. ft.</u>                                | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. Additional right-of-way needs for Gold Street in conjunction with the reimprovement plans for McLean Boulevard shall be discussed at the Subdivision Committee meeting.
- B. The existing 30 foot half street right-of-way for the north half of 35th Street South shall either be vacated by separate instrument or included within this plat and thus vacated with this plat.
- C. The necessary right-of-way for a hammerhead cul-de-sac to terminate 35th Street South east of Osage shall be discussed at the meeting.
- D. Access controls to subject property shall be discussed at the Subdivision Committee meeting.
- E. A 25 foot building setback shall be indicated from all streets adjacent to subject plat.
- F. An appropriate easement shall be indicated on the face of the plat for the 12 inch storm sewer.
- G. The appropriate street name (Gold or McLean Boulevard) for the street on the east will be determined at the meeting.
- H. The applicant shall guarantee the paving of the cul-de-sac on 35th Street South.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5443  
Section No.: 8  
Twp. No.: 28  
Range: \_\_\_\_\_

S/D No. 75-45

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SOUTH HIGH SCHOOL ADDITION  
General Location: Between 35th St. South & I-235, W. of Midland Valley RR  
Name of Property Owner: Wichita Public Schools U.S.D. #259, Wichita, KS. Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Moehring & Associates Phone: 263-6781  
Address: 314 Brown Building  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 24.36
- Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other 1  
Total Number of Lots 1
- Minimum Lot Frontage 559 ft.
- Minimum Lot Area 1,094,444 ft.
- Existing Zoning AA
- Proposed Zoning AA
- Lineal Feet of New Streets:  
a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 0 ft.
- Sidewalk adjacent to all streets? yes  no
- Public Water Supply yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) N.A. (Yes-No)
- City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Richard J. Holstead  
DIR., SCH. PLAN. & OP. SERVICES

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]  
Date 6/10/75  
Fee Submitted none submitted  
(L.O.E. plat)

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 6, 1975

TO The File  
FROM Curtis L. Newby, Junior Planner *C.L.N.*  
SUBJECT Platting of South High School Property.

On April 23, 1975, a meeting was held in the office concerning the platting of a portion of the South High School property generally located south of 35th Street South on the west side of McLean Boulevard extended south. Those attending were Don Moehring, platting engineer for the School Board, Roger Coad, School Board, George Hampton, Architect for the School Board, Dick Linn, City Engineer, M. S. Mitchell, Flood Control, Bill McKinley, Traffic Engineer, and myself.

Don Moehring opened the discussion indicating the School Board was building a new 3000-seat stadium facility at the South High athletic field and realizing that platting would be required in order to obtain a building permit, he thought it wise to have a pre-plat meeting to discuss vacation of 35th Street South through the site, drainage, etc. He continued that they were also interested in finding out whether or not McLean Boulevard would continue south to 31st Street on the old Midland Valley Railroad right-of-way and if it was going to be extended, would the South High property receive access to the street. Dick Linn pointed out that it wasn't certain that McLean Boulevard would extend south of 31st Street, it would depend upon results of the public hearing. However, the proposal was to extend McLean Boulevard from 31st Street South at least to 45th Street South. He continued that if McLean Boulevard was extended, that an additional 10 feet for the west half of the street would be needed from the school property. This would allow for accel-decel lanes to be constructed along the west side of McLean to serve the school site.

Bill McKinley, Traffic Engineer, pointed out that accel-decel lanes coming into the location where 35th Street now deadends into the Midland Valley Railroad right-of-way would probably be the best location for an access point. He suggested that the school board consider reorienting their traffic from their parking lots and as well the stadium site to the east towards McLean Boulevard. Dick Linn agreed that this would be a good idea as it would tend to alleviate the heavy flow of school traffic through the residential areas to the west and northwest of the school site.

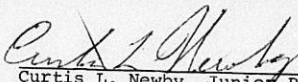
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Page 2

Don Moehring, engineer, asked if there would be a problem with drainage in this area. M. S. Mitchell, Maintenance-Flood Control Office, pointed out that the ground generally was flat and what slope there was, was towards the southeast and at the present there is no good outlet for draining the property. He continued that the present drainage was generally along the north side of the bypass as far east as the Missouri-Pacific railroad tracks next to Broadway and then ran southerly along that tract to the Big Ditch approximately a mile south of the school property. He suggested that if it were possible for the school board to hold any drainage they may have on site, that obviously there would be no drainage problem to worry about in the platting of subject property. However, he indicated that if the school board was interested in trying to drain the subject property perhaps they should approach the owner of the Dolese sandpit to the east to see if they might grant permission for the school board to drain their site under or across the old Midland Valley Railroad right-of-way and into their sandpit.

George Hampton, the architect for the school project, indicated that they were definitely interested in platting only the area that would be required for the stadium facilities that is the area south of 35th Street. I suggested that an overall sketch plan of the entire South High School site be drawn up and submitted and to proceed from that to a final plat of only the portion generally south of 35th Street.

It was also pointed out that in the closing or vacating of 35th Street that a cul-de-sac or barricade of some sort would have to be provided at Osage Street to terminate 35th Street at that intersection. There was one residence located at the northeast corner of Osage and 35th Street whose driveway was exiting onto 35th Street, so therefore 35th Street would have to be terminated with a cul-de-sac on the school board property or provisions would have to be made at the corner of Osage and 35th to assure access to that homeowners driveway. Don Moehring indicated that they would proceed to preparation and submission of the sketch plat for the entire school site in the near future.

Roger Coad, School Board, also asked what needed to be done at the Bryant school site for future expansion. Bob Young of the Planning Department, was called into the meeting at this point and he pointed out that this was one of the school sites the Planning staff had reviewed for the school board and that the property in question was unplatted and that if expansion of the Bryant school facility of more than 30% was contemplated then the site would need to be platted prior to issuance of building permits. At this point the meeting was adjourned.

  
Curtis L. Newby, Junior Planner

CLN:rme