

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

October 3, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 91-51 - GIRL SCOUT ADDITION

OWNER/APPLICANT:

**Redeemer Lutheran Church, Attn: Ronald Balke,
5610 E. Kellogg, Wichita, KS 67218**

SURVEYOR/ENGINEER:

**Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211**

LOCATION:

**East of Edgemoor at the northeast corner of
Ridgecrest and Lexington**

SITE SIZE:

3.19 Acres

NUMBER OF LOTS

Residential:

1

Office:

Commercial:

Industrial:

Total:

1

MINIMUM LOT AREA:

3.19 Acres

CURRENT ZONING:

"AA" One Family Dwelling

PROPOSED ZONING:

"BB" Office (Z-3025)

VICINITY MAP:



NOTE: The site of this plat is already developed with sanitary sewer and water directly available and the adjacent streets are paved with sidewalks available. This site has requested a zone change to "BB" office zoning to allow for construction of a facility for the Wichita Area Girl Scout Council (Z-3025). The existing structure on this site was previously used for an elementary school.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall provide a Sidewalk Certificate allowing for the construction of a sidewalk within the 10 foot pedestrian easement platted along the west line of the plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was provided for during the zone change case, the applicant shall submit a restrictive covenant concerning uses and other conditions for this site. This covenant needs to be submitted before or with the final plat tracing for review by the City's Law Department. If acceptable, a signed copy of this covenant will need to be submitted to Planning for recording.
- E. On the final plat tracing, the plattor's text shall be amended to indicate that the dedication of access control is to "The City of Wichita: "instead of the appropriate governing body. Also, the text shall be amended to note that no fences or other obstructions will be allowed within the pedestrian access easement.
- F. The applicant's surveyor is reminded that the platting or title binder is now required to be submitted at the time the final plat is submitted rather than with the final plat tracing.
- G. The applicant shall submit an avigational easement covering all of 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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

DESCRIBE FIGURE BEARINGS 5

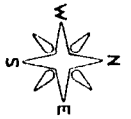
POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
			210.0000	382.2000
28	N 42 24 40.000 E	370.5204	483.5643	632.0959
40	N 54 19 52.793 E	1597.6800 (RADIAL)		
37	S 43 29 13.309 W	CURVE CENTER 1597.6800 (RADIAL)	1415.1668	1930.0551
36	S 42 24 40.000 W	451.3337	256.0018	830.5471
29	S 37 39 20.776 W	370.7500 (RADIAL)	-77.2289	526.1471
24	N 12 51 54.455 E	CURVE CENTER 370.7500 (RADIAL)	-370.7500	299.6500
41	N 00 00 00.000 E	219.3070	-9.3070	382.2000
28			210.0000	382.2000

CIRCULAR CURVE 40 37 36 L
 CENTRAL ANGLE = 10 50 39.484
 CHORD DIRECTION = S 41 05 26.949 E
 RADIUS = 1597.6800
 LENGTH = 302.3909
 TANGENT = 151.6484
 CHORD = 301.9398
 EXTERNAL = 7.1809
 MIDDLE ORDINATE = 7.1488

CIRCULAR CURVE 29 24 41 L
 CENTRAL ANGLE = 24 47 26.321
 CHORD DIRECTION = N 64 44 22.384 W
 RADIUS = 370.7500
 LENGTH = 160.4155
 TANGENT = 81.4829
 CHORD = 159.1671
 EXTERNAL = 8.8485
 MIDDLE ORDINATE = 8.6423

PRINTER OFF
 ** PRINTER HAS BEEN TURNED OFF

3.13 Ac =

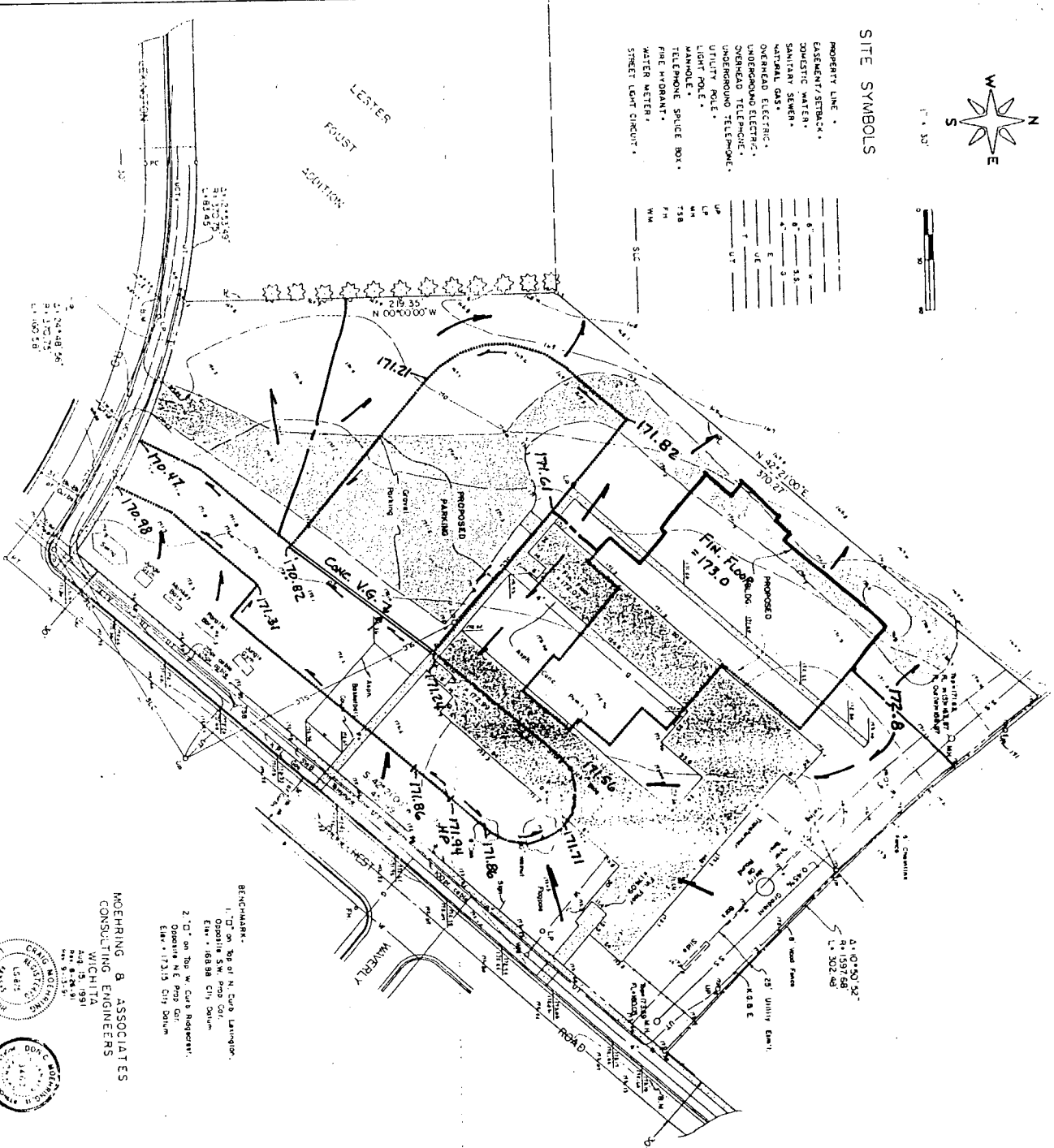


1" = 33'



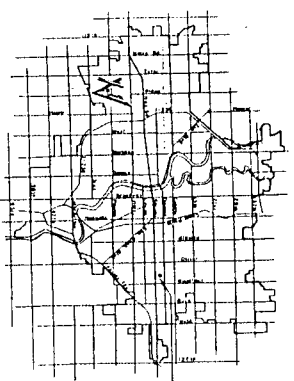
SITE SYMBOLS

PROPERTY LINE	---
EASEMENT/SETBACK	---
DOMESTIC WATER	---
SEWER	---
SANITARY SEWER	---
NATURAL GAS	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
OVERHEAD TELEPHONE	---
UNDERGROUND TELEPHONE	---
UTILITY POLE	---
LIGHT POLE	---
MANHOLE	---
TELEPHONE SPUR BOX	---
FIRE HYDRANT	---
WATER METER	---
STREET LIGHT CIRCUIT	---



**Post-Developed
DRAINAGE PLAN**

for
GIRL SCOUT ADDITION
To Wichita, Ks



VICINITY MAP

BENCHMARK:
1. "T" on top of N. curb Langford,
Opotilla St., Prop. Cor.
Elev. = 168.88 City Datum
2. "D" on top of W. curb Redemptor,
Opotilla St., Prop. Cor.
Elev. = 173.15 City Datum

MOHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

Aug 15, 1981
Exp. 8-15-81



SPOT ELEV'S = FE PERIMETER C & G