

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 92-12 - FIRST BIBLE BAPTIST CHURCH  
ADDITION

OWNER/APPLICANT: First Bible Baptist Church c/o Jim Thompson,  
9918 E. Harry, P.O. Box 780239, Wichita,  
KS 67278-0239

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: East of Greenwich Road on the south side of  
21st St. North.

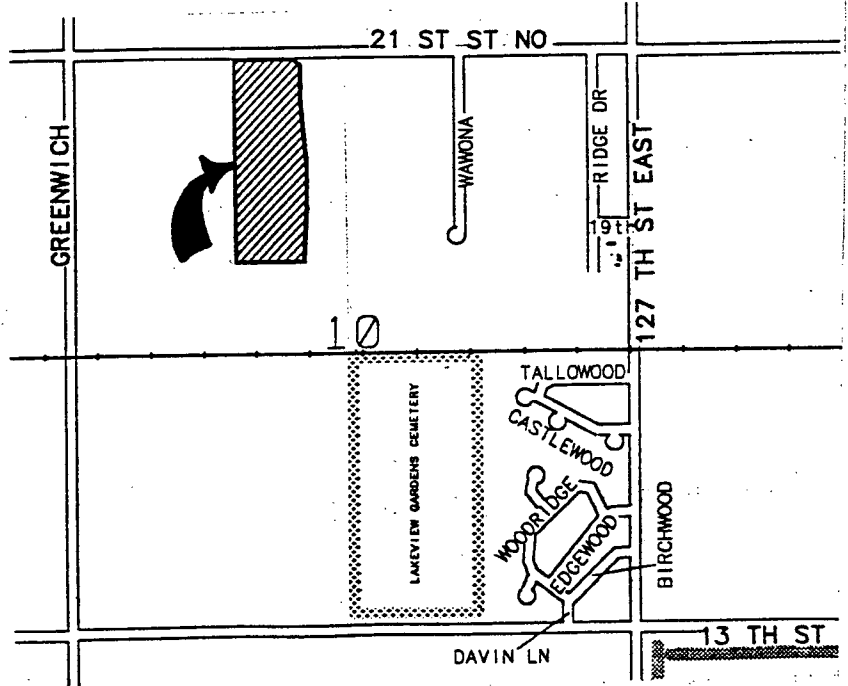
SITE SIZE: 27.26 Acres

NUMBER OF LOTS  
Residential: 1 (Church)  
Office:  
Commercial:  
Industrial:  
Total: 1

MINIMUM LOT AREA: 1,187,446.4 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This one lot plat is located in the County under "R-1" suburban residential zoning and is planned as a church site.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the FEMA maps for this area, the southern portion of this site may be in or at least near an identified floodway. County Engineering needs to indicate if a floodway and/or minimum building pad elevation need to be platted. If either item is required, the plattor's text shall reference the standard floodway language and/or minimum building pad elevation. Also if applicable, an agreement for maintenance of the floodway shall be submitted.
- E. The final plat shall label the center line of 21st St. N. and clearly indicate the amount of half street right-of-way available.
- F. On the final plat the plattor's text shall reference the dedication of access control to 21st St. North.
- G. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.

- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
  - L. The City Engineer needs to indicate, based on this site's location to the City of Wichita, if a guarantee for the future extension of municipal water should be required.
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(Final Plat, Preliminary Plat Approved 3/19/92)

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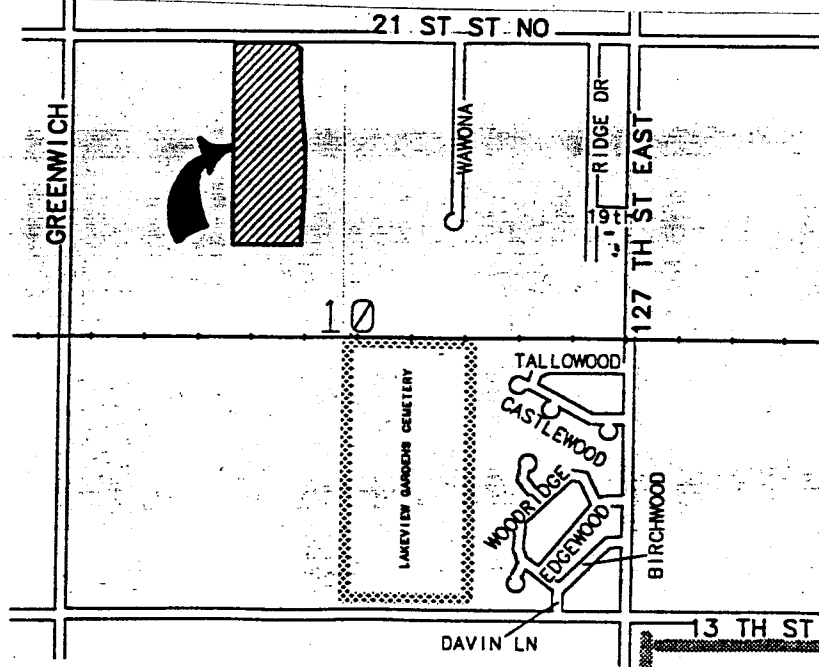
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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. To allow for the future extension of municipal water to this site, the applicant shall submit a guarantee for the extension of water across this site's frontage to 21st St. North.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by County Engineering, a minimum building pad elevation may be needed on the final plat. If required, the plat's text shall note the minimum building pad elevation. It shall be noted if the elevation is for the lowest opening or level. Also, on site and off site benchmarks shall be indicated.
- E. An agreement shall be submitted concerning the maintenance of the floodway and the County's right to maintain the floodway if necessary and charge back any costs to the property owner.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if minimum building pad elevations are required and the adequacy of the indicated floodway. Further, Engineering needs to indicate if this site is within a County sanitary sewer area and if any requirements are needed concerning the future extension of sewer to this site.