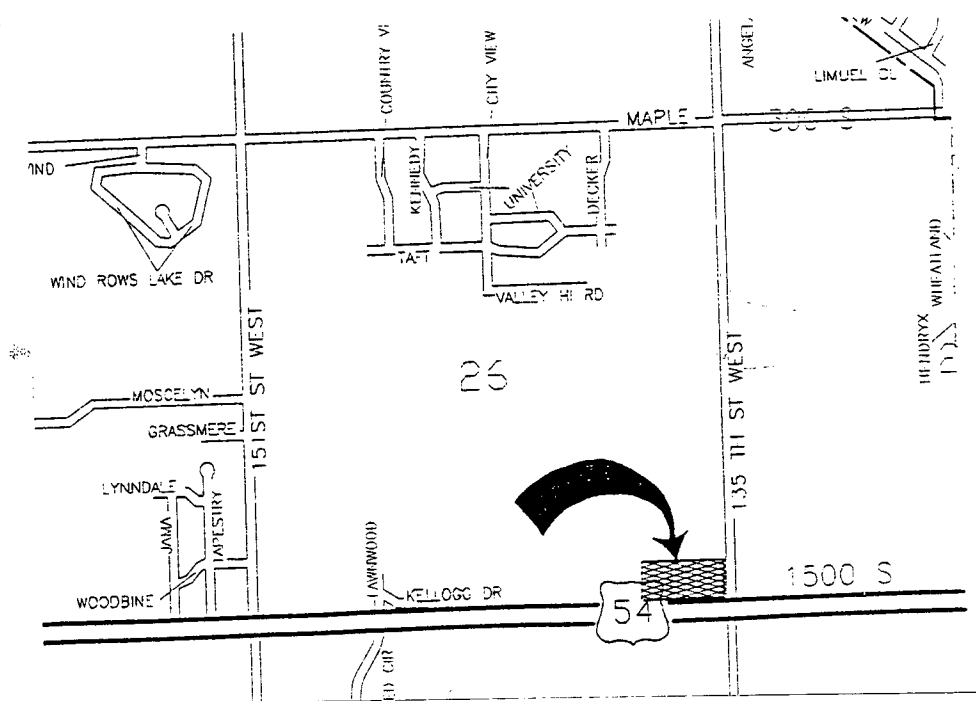


STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-24 FELLOWSHIP ACRES ADDITION
OWNER/APPLICANT: Rolling Hills Baptist Church, 13600 W. Kellogg, Wichita, KS 67235
AGENT: Roy Dodd, 9210 Hickory, Wichita, KS 67212
SURVEYOR/ENGINEER: Howard A. Rishel, 101 N. Main, Haysville, KS 67060
TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052
STATE: Mr. Wade Culwell, District #5 Representative, Kansas Dept. of Transportation, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769
LOCATION: Northwest corner of U.S. Highway 54 and 135th Street West
SITE SIZE: 9.66 Acres
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: 9.66 Acres
CURRENT ZONING: "C" County

VICINITY MAP:



STAFF COMMENTS:

- A. City and/or County Engineering need to indicate any requirements as to the present or future extension of sanitary sewer and water to this site. This site is near Wichita's City limits but no municipal services appear to be reasonably close to the site.
- B. 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.
- C. Major developments have been occurring or are planned adjacent to 135th Street West north of this site. Also, 135th Street West will be the means of access to this development, however, 135th Street West is unpaved at this location. City and/or County Engineering need to indicate requirements for guaranteeing the paving of 135th Street West.
- D. City and/or County Engineering also need to indicate if the right-of-way for U.S. 54 shown by the plat is adequate and if a frontage road is to be provided, does plat need to guarantee the paving of such a frontage road.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since 135th Street West is a mile line, arterial road adjacent to this site, the final plat shall dedicate the required major intersection right-of-way for this street. That is, 75-feet of half street right-of-way for a distance of 250-feet from the center line of U. S. 54, then tapering to 50-feet for the next 100-feet.
- G. In terms of access controls, "Complete Access Control" shall be shown from the south 100 feet of the Addition to 135th Street West with two openings allowed for the remaining frontage to 135th Street West. As for U.S. 54, the final plat shall either indicate the access controls provided for by the Condemnation Case or if a frontage road is involved, that access control, complete or otherwise, exists between U.S. 54 and such Frontage Road.

The plat's text shall also note the dedication of access controls, noting that the dedication is to the appropriate governing body with the location of any allowed openings to be approve by the appropriate engineer.
- H. The applicant is advised that this site is within 3-miles of Wichita and the final plat shall include signature blocks for both the City of Wichita's and the County Commission's approvals.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.

- K. 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.
 - L. 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.
 - M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
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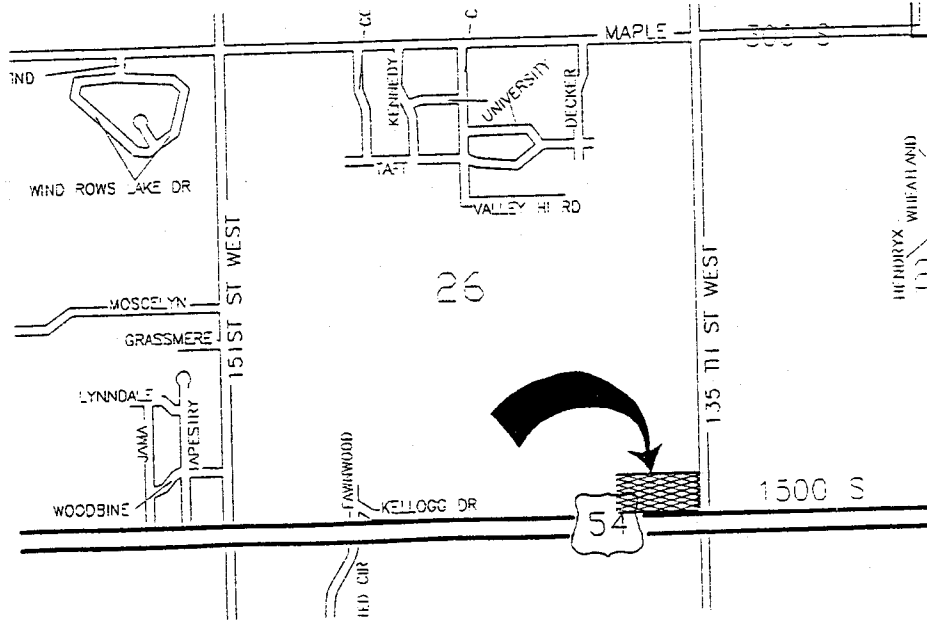
September 15, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved April 28, 1994)

CASE NUMBER: S/D 94-24 FELLOWSHIP ACRES ADDITION
OWNER/APPLICANT: Rolling Hills Baptist Church, 13600 W. Kellogg, Wichita, KS 67235
AGENT: Roy Dodd, 9210 Hickory, Wichita, KS 67212
SURVEYOR/ENGINEER: Howard A. Rishel, 101 N. Main, Haysville, KS 67060
TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052
STATE: Mr. Wade Culwell, District #5 Representative, Kansas Dept. of Transportation, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769
LOCATION: Northwest corner of U.S. Highway 54 and 135th Street West
SITE SIZE: 9.66 Acres
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: 9.66 Acres
CURRENT ZONING: "C" County

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall submit a petition to guarantee the extension of Wichita water across this Addition's frontage on 135th Street West. This petition will be held for the future extension of such water.
- B. 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. The Health Department needs to comment on the status of these tests.
- C. The applicant shall attempt to obtain a valid paving petition for 135th Street West adjacent to this site. If such a petition cannot be provided, the applicant is advised to meet with City Engineering to discuss if this site could be included within other petitions being proposed for 135th Street between Maple and U.S. 54. If a valid petition cannot be provided or this site included in another petition, the applicants shall submit an affidavit indicating their willingness to participate in any future paving guarantees (petitions) for this street.
- D. The representative from County Engineering shall be prepared to comment on the need to obtain a guarantee for the paving of the frontage road and, if a guarantee is necessary, what width of paving is required.
- E. The name of the frontage road shall be designated on the face of the plat. The recommended name is Harry Drive.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The representative from County Engineering shall be prepared to comment on the applicant's drainage plan and state what, if any, drainage guarantees are necessary.
- 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. Numerous corrections need to be made on the final plat tracing before this plat can be forwarded to the governing bodies for review. One of the major corrections needed is the legal description in the surveyor's certificate. The legal given on this final plat submitted for Subdivision Committee review is for Lot 1 only, without any street right-of-way being included. That would indicate that all of the right-of-way shown for 135th Street and for the frontage road already exists, yet the plattor's text refers to the dedication of streets. The legal description must include all right-of-way now in this applicant's ownership which is being dedicated by this plat for streets as well as all land being platted into a lot.

The plattor's text shall dedicate the access controls depicted on the face of the plat, noting that the dedication is to the appropriate governing body with the location of any allowed openings to be approved by the appropriate engineer.

The signature block for Wichita City Council approval shall be included since this site is within 3 miles of the Wichita city limits.

All signature lines are required to have the names printed or typed beneath the lines.

All numbers and words on the final plat tracing shall be large enough and clear enough to be read easily.

Several other corrections which will be marked on the surveyor's copy of this plat and returned to him after the Subdivision Committee meeting shall also be shown on the final plat tracing.

- J. Item 8 of the platting binder references an easement granted to KG&E in 1936. The applicant or agent shall review this document and if the easement affects Lot 1, it shall be shown on the face of the plat. A copy of the recorded easement shall be submitted to the Planning Department.
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