

July 7, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-47 HOPE COMMUNITY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Hope Community Baptist Church, c/o Mike Fuller, Trustee, 3820
Arapahoe, Wichita, KS 67215

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South of MacArthur Road, east of Hoover Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

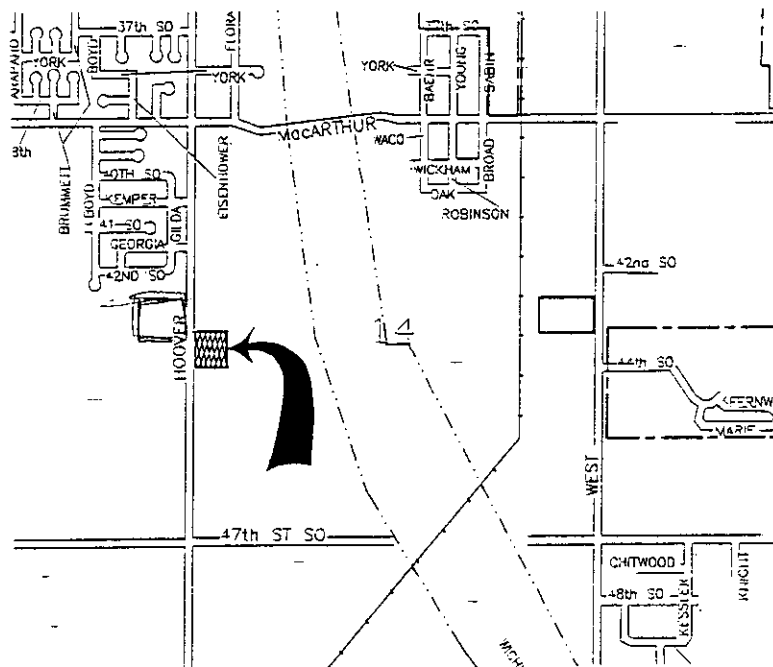
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.46 Acres

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "R-1" County Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant will guarantee extension of City of Wichita water and sanitary sewer service. An outside-the-City sewer and water service application shall be submitted for recording. If public sewer and water will not be available, Health needs to comment on the appropriateness of on-site sewer and water facilities.
- B. County Engineering needs to comment on right-of-way, accel- or decel-lanes, signalization and access control.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. 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.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations) shall be met.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Director for recording.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the names(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. The representative from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to met with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

October 27, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/7/94)

CASE NUMBER: S/D 94-47 HOPE COMMUNITY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Hope Community Baptist Church, c/o Mike Fuller, Trustee, 3820 Arapahoe, Wichita, KS 67215

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South of MacArthur Road, east of Hoover Road

SITE SIZE: 6.0 Acres

NUMBER OF LOTS

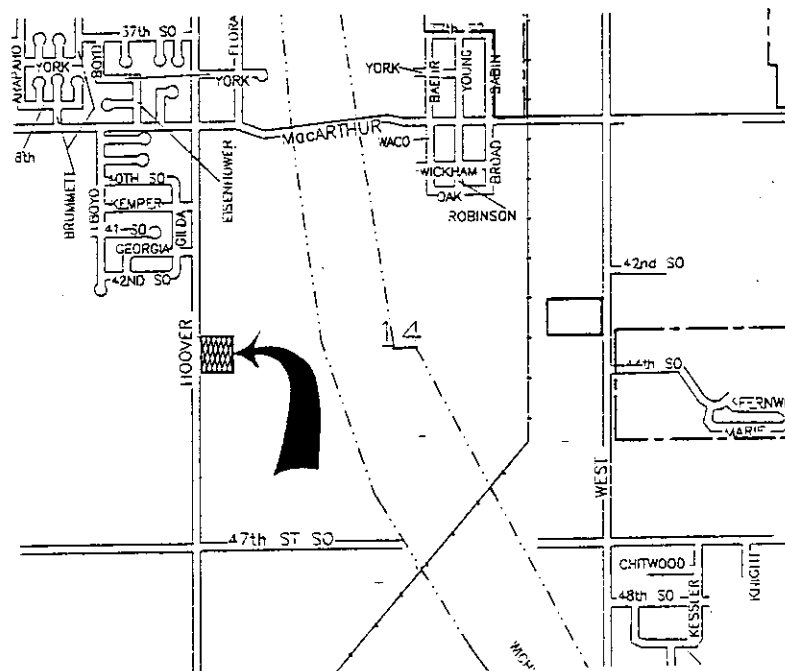
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5.46 Acres

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "R-1" County Suburban Residential

VICINITY MAP:



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. Based on the proximity of this site to an Addition which is using municipal sanitary sewer and water, guarantees shall be submitted for the future extension of Wichita sanitary sewer and water to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the recording information for the 40-foot gas line easement on this property.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- G. The applicant shall submit a copy of the instrument which establishes the Koch Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat. It is also the applicant's responsibility to determine that the pipeline easement is as depicted on the plat and is not a blanket type easement.
- H. According to the platting binder, a Sedgwick County Electric Cooperative Association easement is located in this area. If this easement effects this plat, it needs to either be shown or proof provided that it has been released or if covered by a general public utility easement that this is acceptable to party benefitting from the easement.
- I. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as chairman.
- 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.
- 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.