

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-76 -- BRIDGEPORT MISSIONARY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Bridgeport Missionary Baptist Church, Attn: Mitch Andria, 3233 N. Market, Wichita, KS 67219

SURVEYOR/ENGINEER: Savoy Company, P.A., Attn: Mark Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: West side of Meridian, North of 63rd St. South

SITE SIZE: 10.49 acres

NUMBER OF LOTS

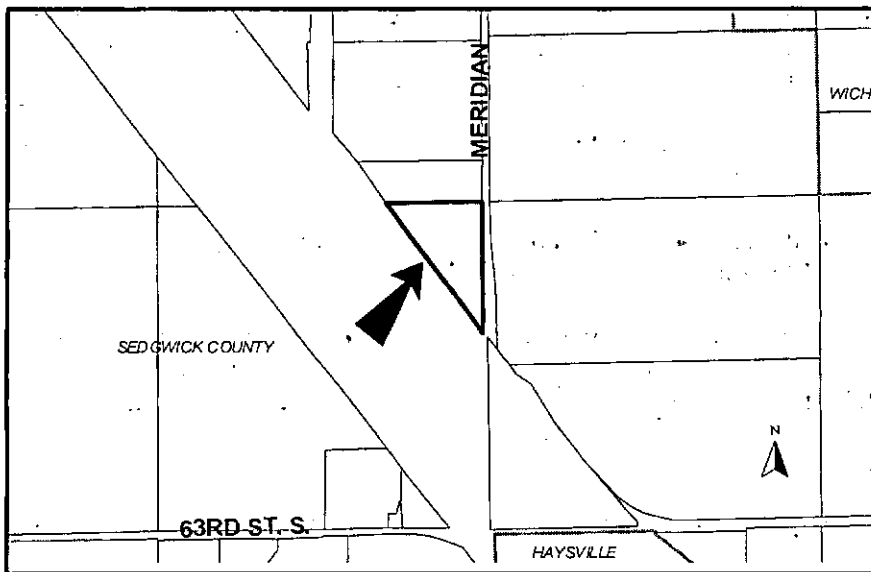
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 10.49 acres

CURRENT ZONING: RR, Rural Residential, SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2006-76' -- One-Step Final Plat of BRIDGEPORT MISSIONARY BAPTIST CHURCH ADDITION
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NOTE: This site is located in the County within three miles of the City of Wichita. It is in an area designated as "Small City 2030 Urban growth area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Haysville Area of Influence.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. In accordance with the Urban Fringe Development standards, since this plat is located within the Haysville 2030 Urban Growth Area, the subdivider shall contact the City of Haysville, to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, then the subdivision shall be connected to the city's water system in accordance with that city's standards.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is requested. The applicant needs to verify if the plat is in designated Corps of Engineers ponding area.**
- E. **Sedgwick County Public Works** will meet with applicant to discuss location of the access point along Meridian, and access to pipeline equipment.
The final plat shall reference the dedication of access controls in the plat's text.
- F. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- H. The final plat tracing shall state in the plat's text the ownership and maintenance responsibilities regarding Reserve A.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".
- L. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".

- M. The City Council certification needs to be added as this plat is located within three miles of the City of Wichita.
- N. The 30-foot pipeline easement should be labeled correctly as an "easement". Dimensions need to be provided to locate pipeline easement.
- O. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- P. The recording information for all pipeline easements shall be indicated on the face of the plat.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- U. 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.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in

- Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
 - Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
 - AA. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
 - BB. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.