

STAFF REPORT
(One-Step Final Plat).

CASE NUMBER: SUB 2001-106 -- CHURCH OF THE MAGDALEN SECOND ADDITION

OWNER/APPLICANT: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke, 457 S. Woodlawn, Wichita, KS 67218

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

LOCATION: Northwest corner of 127th St. East and 21st St. North

SITE SIZE: 30 Acres

NUMBER OF LOTS

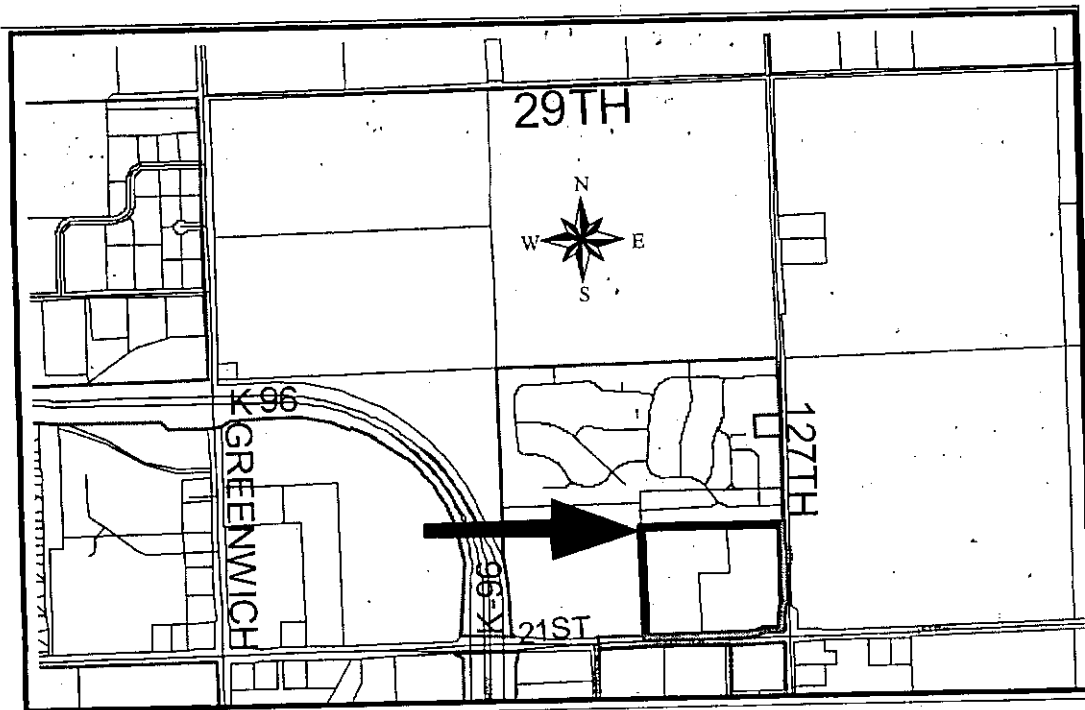
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 30 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Church of the Magdalen Addition, in addition to abutting property to the west.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the need for a respread agreement for existing petitions for extensions of sewer and water.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. County Engineering has requested the final drainage plan for review to determine impact upon 21st St. right-of-way.
- D. **County/Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along 21st St. North and two access openings along 127th St. East.
- E. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. As part of the approval of the Church of the Magdalen Addition, the Applicant provided a guarantee for the construction of a left turn bay on 21st Street and the construction of a paved road to County standards on 127th St. East along the plat's frontage.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- H. The building setback line associated with the pipeline along 127th St. needs to be labeled as a "pipeline" setback.
- I. 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.
- 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. (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.)
- 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. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

MAG2CLOSE

CLOSURE - CHURCH OF THE MAGDALEN 2ND ADD.

PT 1	North: 4054.1416	East : 3892.3327
Line	Course: N 00-35-35 W	Length: 1082.96
PT 2	North: 5137.0436	East : 3881.1234
Line	Course: N 89-13-23 E	Length: 1336.29
PT 3	North: 5155.1634	East : 5217.2906
Line	Course: S 00-37-59 E	Length: 1082.95
PT 4	North: 4072.2795	East : 5229.2557
Line	Course: S 89-13-23 W	Length: 1337.04
PT 1	North: 4054.1495	East : 3892.3387