

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 99-83 -- HARVEST CHAPEL 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Harvest Community Chapel, Attn: Steve Fisher, 5543 S. Emporia, Wichita, KS 67216

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

**LOCATION:** Southeast corner of Seneca and 55<sup>th</sup> St. South

**SITE SIZE:** 1.53 Acres

**NUMBER OF LOTS**

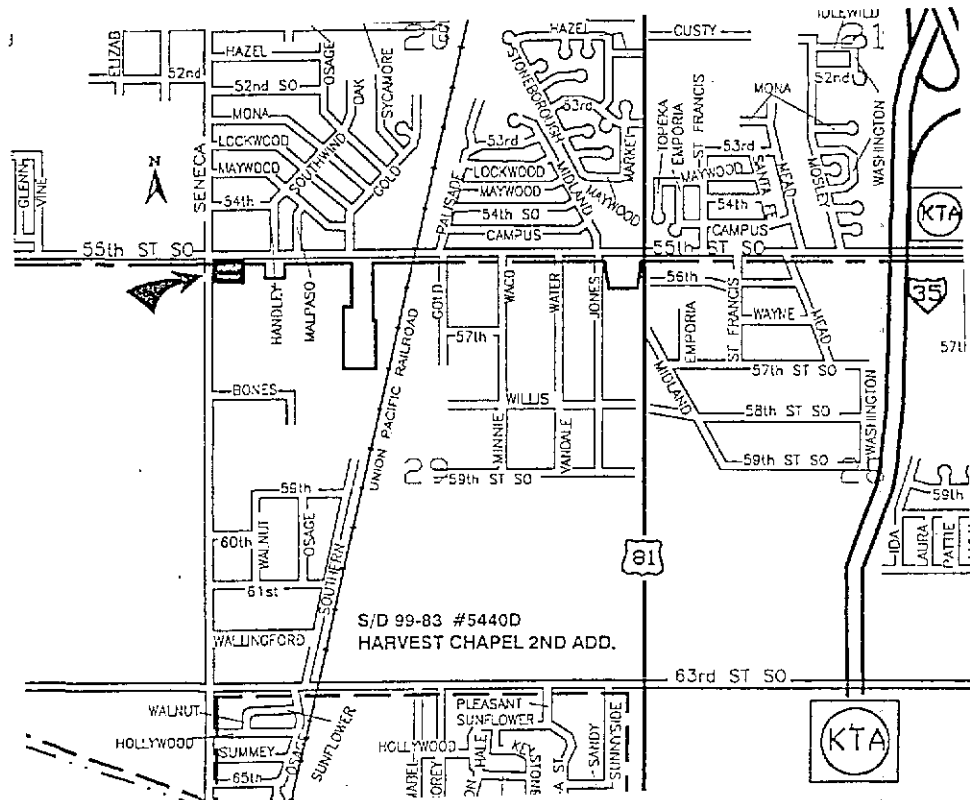
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 1.53 Acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of Lot 1, Harvest Chapel Addition in addition to unplatted property to the south.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to comment on the need for any guarantees or easements.
  - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
  - C. City Engineering needs to comment on the status of the applicant's drainage concept.
  - D. Traffic Engineering needs to comment on the access controls. MAPD requests shared access points with the adjoining properties to the east and south. A cross-lot access agreement is also requested to the benefit of the adjoining properties to the east and south. The plat proposes two access openings along 55th St. South and one access opening along Seneca. The plat also denotes 100 feet of complete access control along both perimeter streets from the intersection; although the Subdivision regulations require 150 feet of complete access control. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and should be denoted on the face of the plat. The final plat shall reference the access controls in the plat's text. The applicant shall guarantee the closure of any openings located in areas of complete access control.
  - E. Prior to scheduling this case before City Council, the structure which encroaches into the street right-of-way being dedicated by this plat must be removed.
  - F. If platted, the building setback may be reduced to 20 feet.
  - G. Traffic Engineering should comment on the need for improvements to perimeter streets.
  - H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
  - I. 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.
- X This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- K. The plattor'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.
- L. 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.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 12/2/99)

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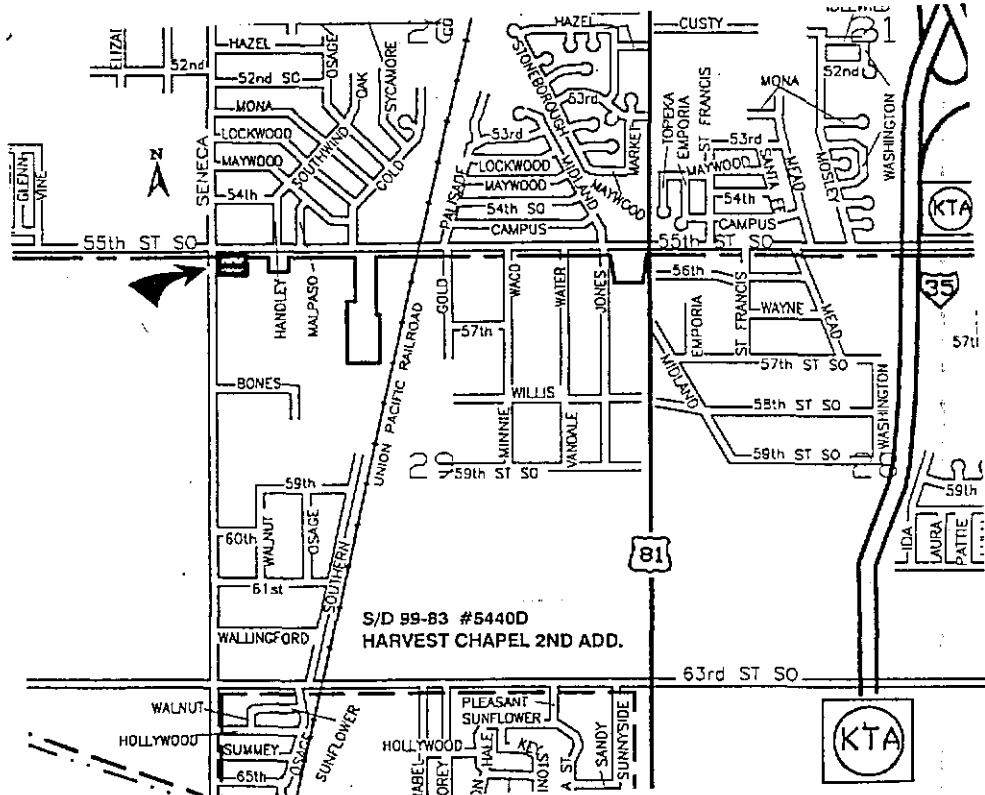
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**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of Lot 1, Harvest Chapel Addition in addition to unplatted property to the south.

STAFF COMMENTS:

- A. City water is available to serve this site. City Engineering needs to comment on the need for any guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 55th St. South and one access opening along Seneca. The plat also denotes 100 feet of complete access control along both perimeter streets from the intersection; although the Subdivision regulations require 150 feet of complete access control. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and should be denoted on the face of the plat. The final plat shall reference the access controls in the plat's text. The applicant shall guarantee the closure of any openings located in areas of complete access control. Traffic Engineering requests an access opening to be located on 55<sup>th</sup> South along the plat's east line and on Seneca along the plat's south line.

The requested access controls have been denoted on the final plat.

- E. Traffic Engineering should comment on the need for improvements to perimeter streets. No improvements are required.
- F. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. 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.
- 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. (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.)

- 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.
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# CLOSURE - HARVEST CHAPEL 2<sup>ND</sup> ADD.

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1		N	5000.000	E	5000.000	S	0+00
N	00-00'45.0"W		98.800				
2		N	5098.800	E	4999.978	S	0+98.800
N	00-04'53.0"E		73.140				
3		N	5171.940	E	5000.082	S	1+71.940
N	89-49'59.0"E		174.950				
4		N	5172.450	E	5175.032	S	3+46.890
N	75-53'33.0"E		103.200				
5		N	5197.604	E	5275.119	S	4+50.090
N	89-51'43.0"E		91.030				
6		N	5197.823	E	5366.149	S	5+41.120
S	00-00'09.0"E		98.130				
7		N	5099.693	E	5366.153	S	6+39.250
S	00-06'46.0"W		99.090				
8		N	5000.603	E	5365.958	S	7+38.340
S	89-54'19.9"W		365.959				
1		N	5000.000	E	5000.000	S	11+04.299
LENGTH=	1104.299	AREA=	66535.478 SF				1.527 ACRES