

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-22 -- HEARTLAND CHURCH ADDITION

OWNER/APPLICANT: Heartland Church of Christ, Attn: Bob Loudermilk, 15700 W. Central, Goddard, KS 67052

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

LOCATION: Southwest corner of Maple and 162nd St. West

SITE SIZE: 3.22 Acres

NUMBER OF LOTS

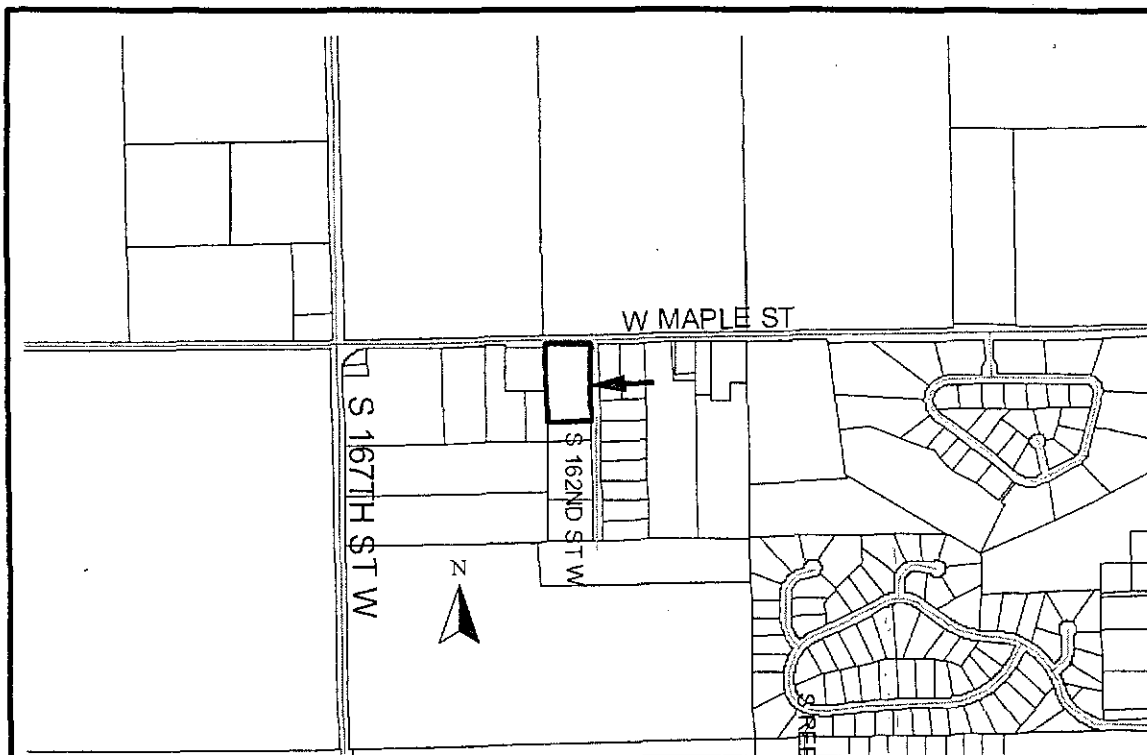
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.22 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This property is located in the County within three miles of Wichita's City limits. It is located in an area designated as "2030 Urban Service Area" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located within the Goddard Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.
- C. **City Engineering** needs to comment on the need for petitions for future sanitary sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept and the need for the platting of drainage reserves. **A minimum pad elevation is required.**
- F. The plat proposes two access openings along Maple. **County Engineering** needs to comment on the access controls. The final plat shall reference the access controls in the plat's text. **Complete access control along Maple is required.**
- G. The applicant shall submit a guarantee for the paving of 162nd St. West to the church entrance.
- H. **County Engineering** needs to comment on the need for additional right-of-way. **A 35-ft half-street right-of-way is required for 162nd St. West.**
- I. The applicant needs to revise the legal description to accurately portray the land being platted.
- J. **County Surveying** requests a better description for the benchmark.
- K. Computations are needed on the width of the drainage easement.
- L. If platted, the building setbacks must be a minimum of 35 feet to conform with the required setbacks from County roads.
- M. 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.
- N. 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.

SUB 2001-22 -- Preliminary Plat of HEARTLAND CHURCH ADDITION

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- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/1/01)

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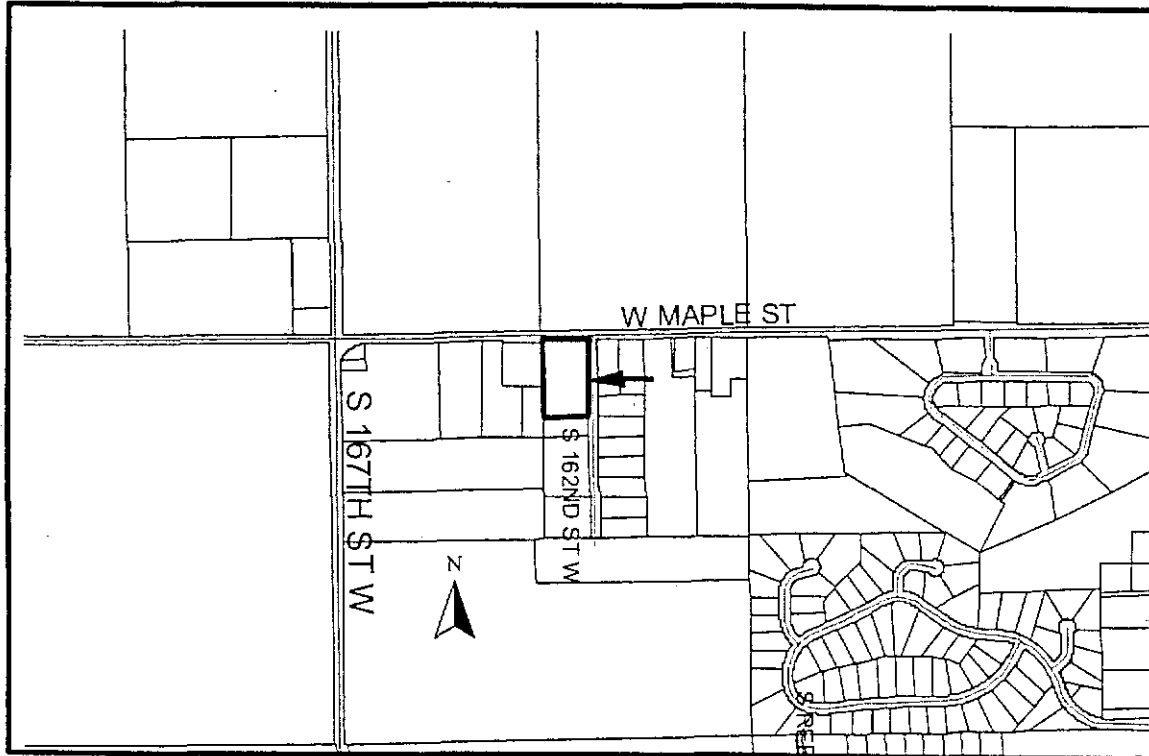
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STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. At the time of final plat review, determination will be made regarding possible use of holding tanks or a lagoon.
- B. The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.
- C. City Engineering needs to comment on the need for petitions for future sanitary sewer services. At the time of final plat review, a determination will be made regarding ability to connect to the force main to the north or in the alternative, obtain a No Protest Petition for future sanitary sewer extension.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. A minimum pad elevation is required.
- F. Complete access control along Maple is required by County Engineering.

The plat proposes one access opening along Maple.
- G. The applicant shall submit a guarantee for the paving of 162nd St. West to the church entrance.
- H. County Engineering needs to comment on the need for additional right-of-way. A 35-foot, half-street right-of-way is required for 162nd St. West.

The requested right-of-way has been platted.
- I. The applicant needs to revised the legal description to accurately portray the land being platted.
- J. County Surveying requests a better description for the benchmark.
- K. 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.
- L. 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.)

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- 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.
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CLOSURE-HEARTLAND CHURCH ADDITION

1	North: 4503.5725	East : 9293.9020
Line	Course: N 89-59-52 W	Length: 289.7700
2	North: 4503.5837	East : 9004.1320
Line	Course: N 00-23-05 E	Length: 477.9500
3	North: 4981.5230	East : 9007.3413
Line	Course: N 89-59-23 E	Length: 288.9200
4	North: 4981.5748	East : 9296.2613
Line	Course: S 00-16-57 W	Length: 478.0000
1	North: 4503.5806	East : 9293.9045