

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-50 -- HERITAGE BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Heritage Baptist Church of Wichita, Inc., Attn: Larry B. Olson, Pastor,
P.O. Box 75171, Wichita, KS 67275

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

LOCATION: Northeast corner of 135th Street West and 13th Street North

SITE SIZE: 4.17 Acres

NUMBER OF LOTS

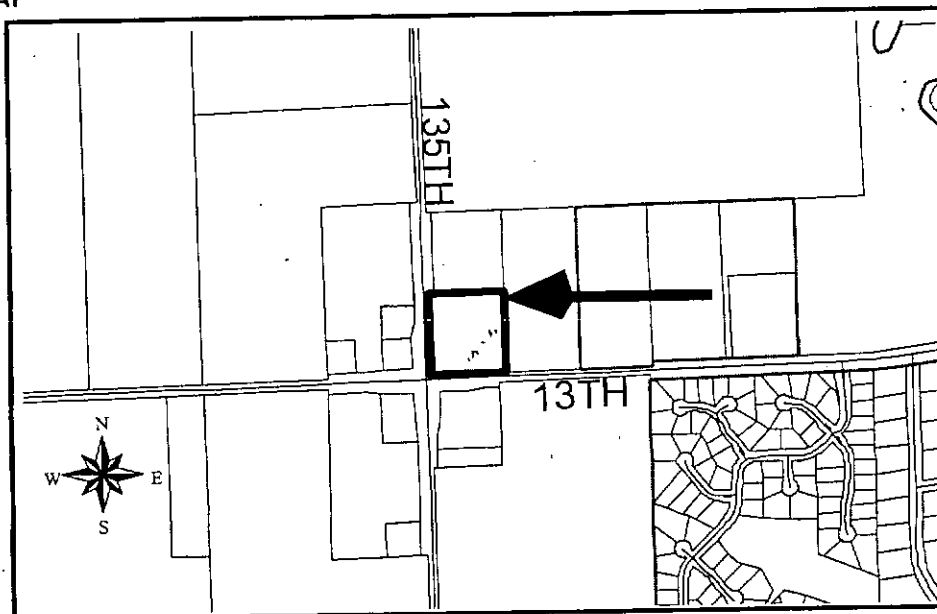
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.17 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. An outside-the-city water agreement shall be provided.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A floodway reserve is recommended for the north one-third of plat. The plat's text shall include the standard floodway language.**
- D. **County Engineering** needs to comment on the access controls, particularly the need for a specific location for the access opening along 13th Street North. The plat proposes one access opening along 13th Street North and one access opening along 135th Street West. The final plat shall reference the dedication of access controls in the plat's text. **MAPD recommends that the opening along 13th Street North be located along the east property line, and the opening along 135th Street West be located along the north property line.**
- E. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- F. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- G. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- H. The Applicant is advised that if platted, the building setbacks must be 85 feet from the centerline of the road to conform with the Zoning setback standard for County section line roads.
- I. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- J. 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.

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

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5
JULY 18, 2002**

STAFF REPORT

(FINAL PLAT, PRELIMINARY PLAT APPROVED 6/27/02)

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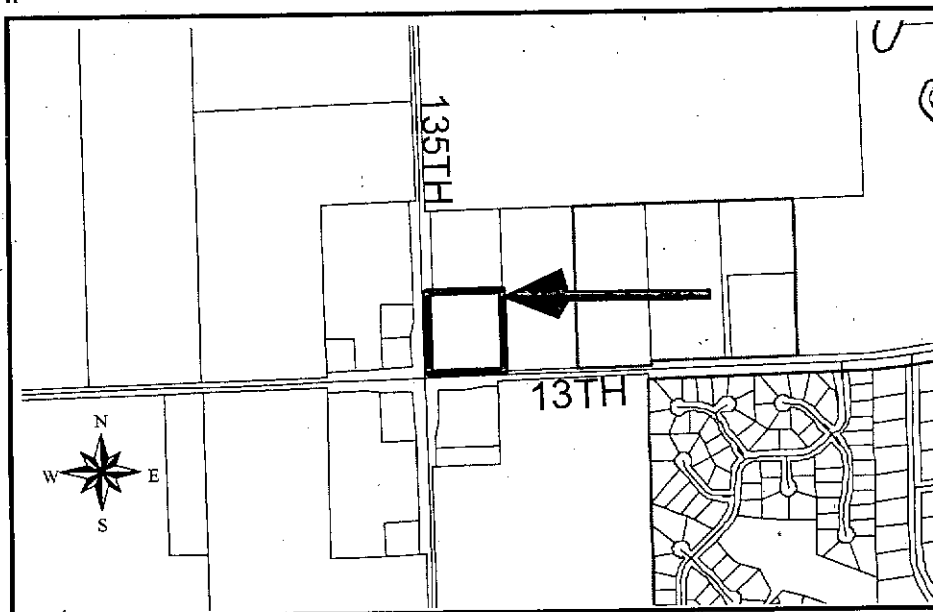
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Total:	<u>1</u>

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NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. An outside-the-city water agreement shall be provided.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage reserve along the north line may be adjusted to line up with the final drainage plan.***
- D. The plat proposes one access opening along 13th St. North and one access opening along 135th St. West. ***County Engineering has approved the access controls. The plat's text shall delete "City of Wichita" and reference the "appropriate governing body".***
- E. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- F. 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.
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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.

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Closure

CLOSURE - HERITAGE BAPTIST CHURCH ADDITION

PT 1	North: 5150.6044	East :	7093.7896
Line	Course: N 00-00-00 E	Length:	511.5000
PT 2	North: 5662.1044	East :	7093.7896
Line	Course: N 89-26-17 E	Length:	470.0600
PT 3	North: 5666.7146	East :	7563.8270
Line	Course: S 00-00-23 W	Length:	511.5500
PT 4	North: 5155.1646	East :	7563.7699
Line	Course: S 89-26-40 W	Length:	470.0000
PT 1	North: 5150.6074	East :	7093.7920