

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 99-55 - PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION

**OWNER/APPLICANT:** Wichita United Methodist District, Attn: Martin C. Holler, P.O. Box 157, Clearwater, KS 67206

**SURVEYOR/ENGINEER:** Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** Northeast corner of 119<sup>th</sup> St. West and Pawnee

**SITE SIZE:** 8.26 acres

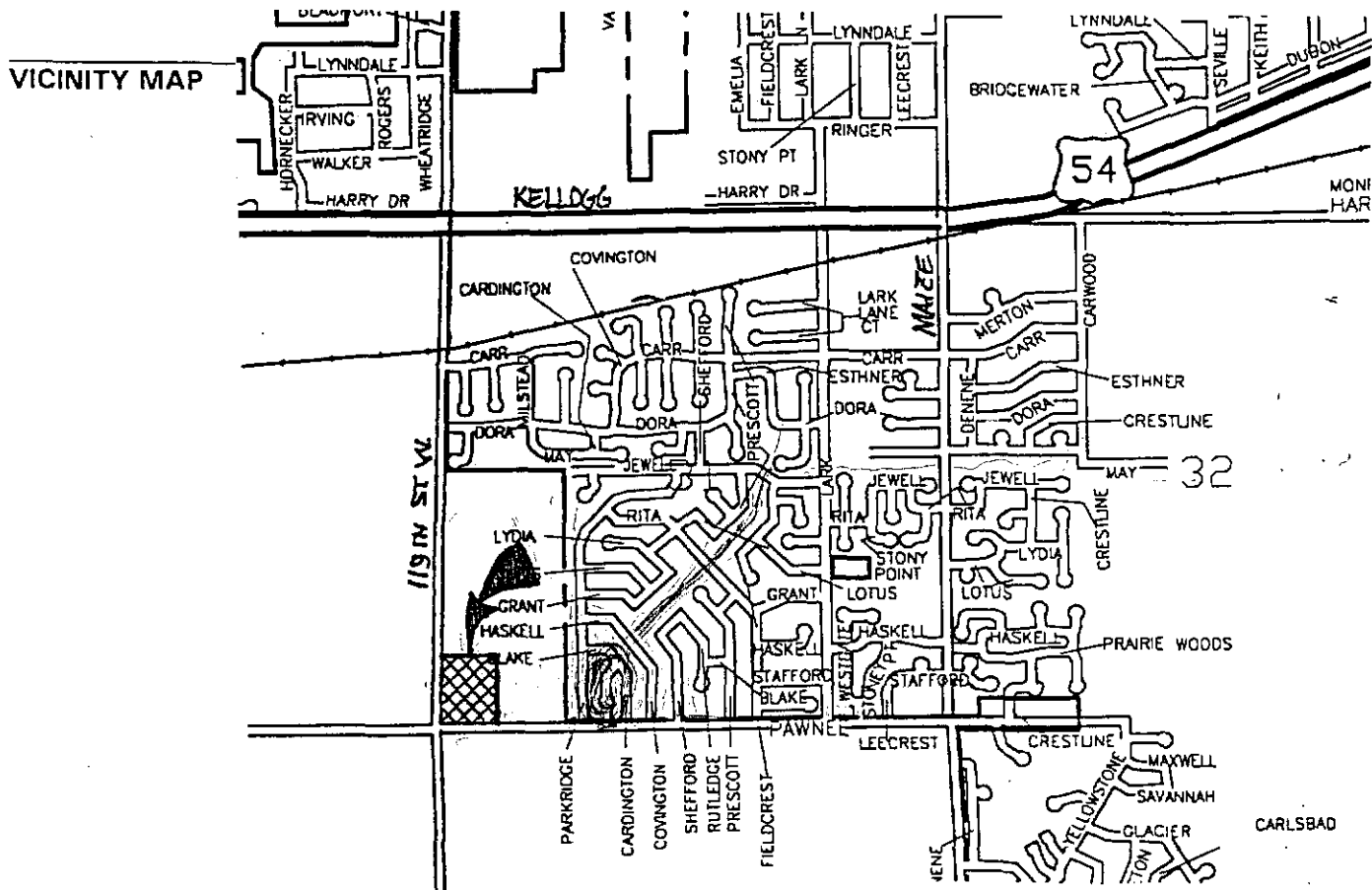
**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 8.26 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to indicate if petitions for future extensions of municipal water and sanitary sewer need to be provided at this time.
- 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.
- E. County Engineering needs to comment on the access controls. The plat proposes one access opening along 119<sup>th</sup> St. West and one access opening along Pawnee.
- F. County Engineering needs to comment on the need for any traffic improvements to perimeter streets,
- G. Documentation must be provided that the pipeline easement as indicated on the platting binder has been released. If the easement has been confined, proof needs to be provided that it does not in any way encroach this site. If the easement does impact this site, it shall be shown and subject to the standard pipeline conditions.
- H. The platting binder indicates that the site's ownership is in the party of "Wichita United Methodist District Union". This name must also appear on the owner's signature block on the final plat tracing.
- I. 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.
- 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.)

S/D 99-55 – One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH  
ADDITION

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- 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 316-729-0102) 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.



**STAFF REPORT**  
(One-Step Final Plat, Deferred 8/19/99)

**CASE NUMBER:** S/D 99-55 - PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION

**OWNER/APPLICANT:** Wichita United Methodist District, Attn: Martin C. Holler, P.O. Box 157, Clearwater, KS 67206

**SURVEYOR/ENGINEER:** Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** Northeast corner of 119<sup>th</sup> St. West and Pawnee

**SITE SIZE:** 8.26 acres

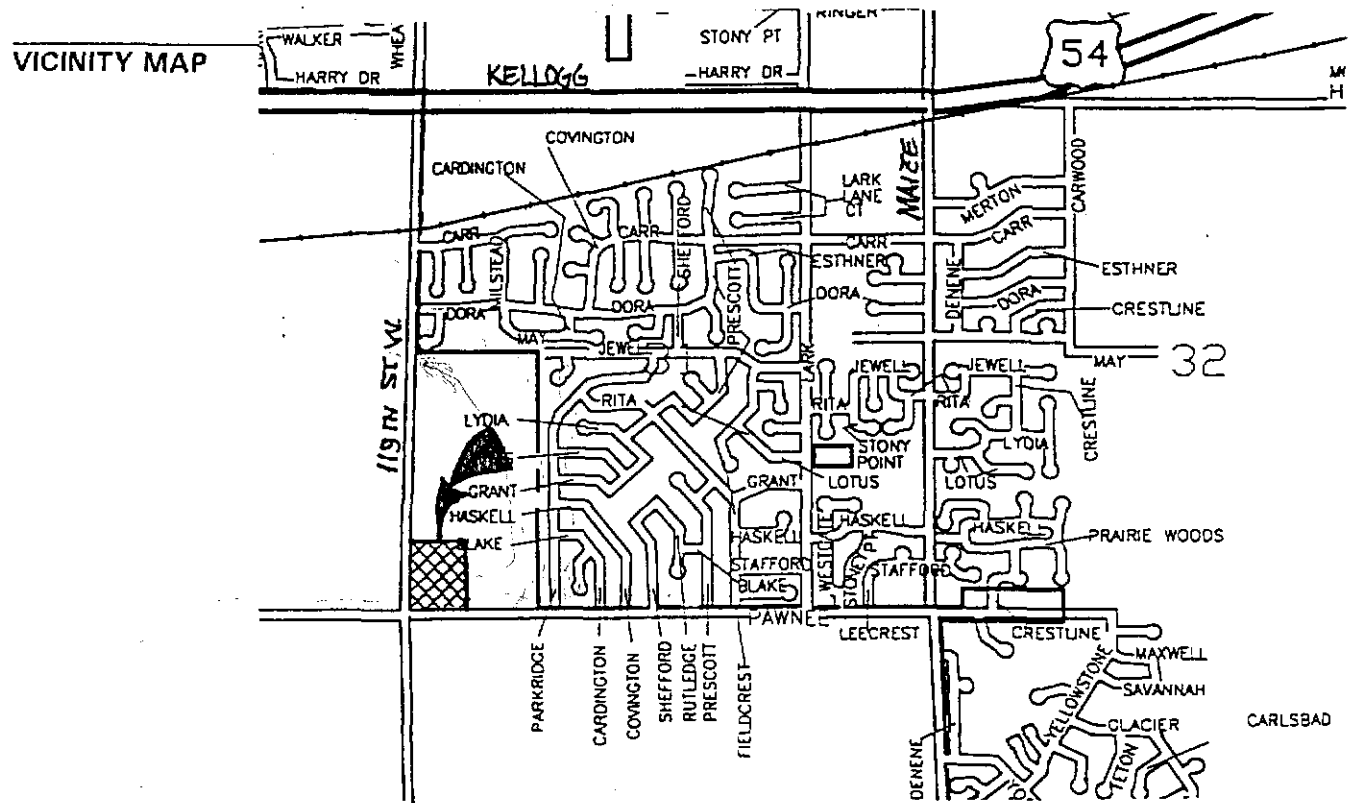
**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 8.26 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. Health Department recommends connection to City sewer.
- B. City Engineering needs to indicate if petitions for future extensions of municipal water and sanitary sewer need to be provided at this time. City Engineering has requested petitions for extension of City sewer and a petition for future City water.
- 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 has not been approved.
- E. County Engineering needs to comment on the access controls. The plat proposes one access opening along 119<sup>th</sup> St. West and one access opening along Pawnee. The access controls are acceptable.
- F. County Engineering needs to comment on the need for any traffic improvements to perimeter streets, No improvements are required for perimeter streets.
- G. Documentation must be provided that the pipeline easement as indicated on the platting binder has been released. If the easement has been confined, proof needs to be provided that it does not in any way encroach this site. If the easement does impact this site, it shall be shown and subject to the standard pipeline conditions.
- H. The platting binder indicates that the site's ownership is in the party of "Wichita United Methodist District Union". This name must also appear on the owner's signature block on the final plat tracing.
- I. The platting 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.)

S/D 99-55 – One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH  
ADDITION

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- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.



FINAL BOUNDARY CLOSURE FOR

PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION

100 North: 1092.5863 East : 856.9216  
Line Course: N 02-18-05 E Length: 175.00'

101 North: 1267.4451 East : 863.9489  
Line Course: N 11-44-05 W Length: 103.08'

102 North: 1368.3707 East : 842.9844  
Line Course: N 02-18-05 E Length: 308.93'

103 North: 1677.0516 East : 855.3898  
Line Course: S 90-00-00 E Length: 609.96'

104 North: 1677.0516 East : 1465.3498  
Line Course: S 02-18-05 W Length: 609.96'

105 North: 1067.5835 East : 1440.8562  
Line Course: N 90-00-00 W Length: 308.93'

106 North: 1067.5835 East : 1131.9262  
Line Course: N 75-57-49 W Length: 103.08'

107 North: 1092.5844 East : 1031.9240  
Line Course: N 90-00-00 W Length: 175.00'

100 North: 1092.5844 East : 856.9240

Perimeter: 2393.94' Area: 359,850 sq.ft. 8.26 acres

