

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-55 -- MIDLAND BAPTIST CHURCH 2nd ADDITION

OWNER/APPLICANT: Midland Baptist Church, Attn: Pastor Dale Hefferman, 1860 N. Tyler Road, Wichita, KS 67212

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

LOCATION: East of Ridge Road, South side of 45th St. North

SITE SIZE: 32.31 acres

NUMBER OF LOTS

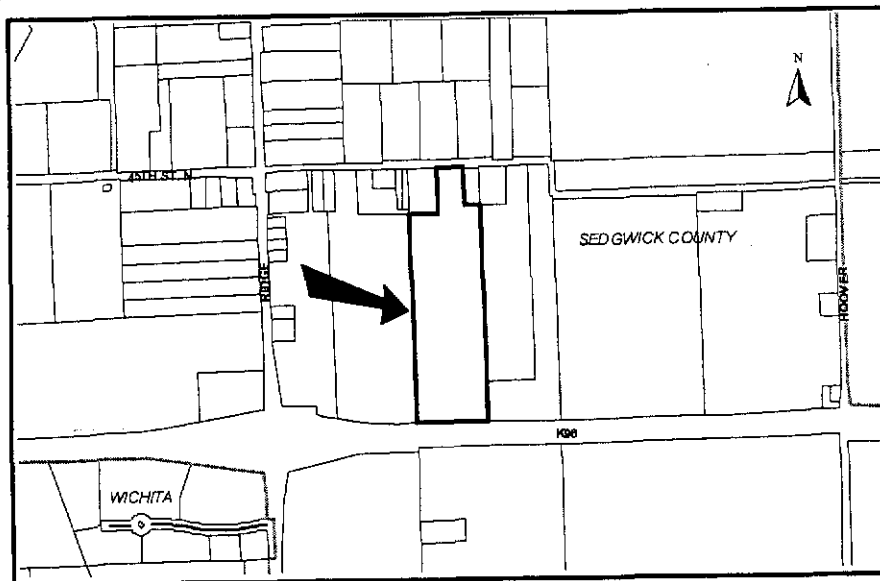
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 32.31 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. In accordance with the Urban Fringe Development Standards the subdivider shall contact the City of Wichita to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, the subdivision shall be connected to Wichita's water system in accordance with City of Wichita standards.
- C. City of Wichita Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed. A cross-lot drainage easement is needed.*
- E. County Engineering has requested a guarantee for the paving of 45th N. from Ridge Rd. to 1/2 mile line.
- F. As drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- G. County Engineering needs to comment on the access controls. The plat proposes one opening along 45th St. North.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. Sedgwick County Fire Department advises that onsite water protection may be required.
- J. An onsite benchmark is needed.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- M. Reference to City of Wichita in the plat's text shall be replaced with Sedgwick County.

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- N. 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.
- O. 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 tracing.
- P. Approval of this plat will require a waiver of the lot depth to width ratio. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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- Y. 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.

- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - MIDLAND BAPTIST CHURCH 2ND ADDITION

PT 01	North: 35409.8434		East : 52742.9194
Line	Course: N 89-20-39 E	Length: 246.4600	
PT 02	North: 35412.6644		East : 52989.3633
Line	Course: S 01-11-00 E	Length: 386.3400	
PT 03	North: 35026.4068		East : 52997.3418
Line	Course: N 89-18-44 E	Length: 149.9500	
PT 04	North: 35028.2067		East : 53147.2810
Line	Course: S 01-10-42 E	Length: 2009.0000	
PT 05	North: 33019.6316		East : 53188.5948
Line	Course: N 88-11-55 W	Length: 153.6000	
PT 06	North: 33024.4600		East : 53035.0707
Line	Course: S 89-05-07 W	Length: 507.6300	
PT 07	North: 33016.3561		East : 52527.5054
Line	Course: N 01-13-41 W	Length: 1977.1400	
PT 08	North: 34993.0419		East : 52485.1313
Line	Course: N 89-46-05 E	Length: 271.0500	
PT 09	North: 34994.1392		East : 52756.1791
Line	Course: N 01-49-39 W	Length: 415.9200	
PT 01	North: 35409.8476		East : 52742.9152