

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-25 -- METRO EAST BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Metro East Baptist Church Inc., Attn: Neal Sanders, 550 N. 159th St. E., Suite 101, Wichita, KS 67230

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

LOCATION: Southwest corner of 143rd St. East and Kansas Turnpike

SITE SIZE: 15 Acres

NUMBER OF LOTS

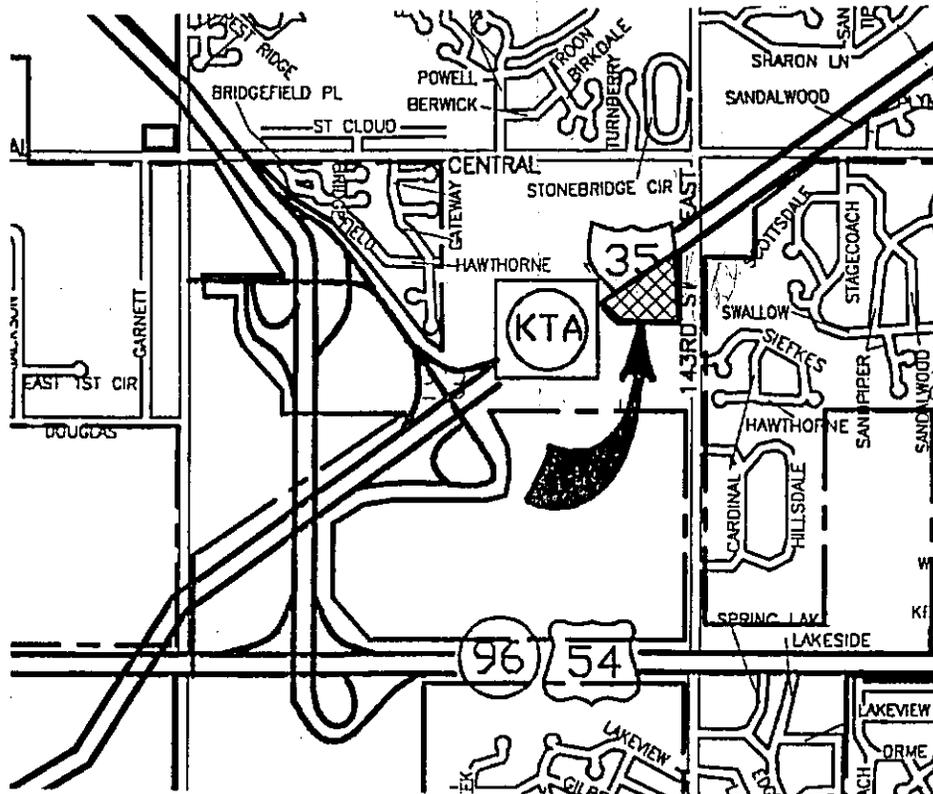
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 15 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: The site is located in the County adjoining Wichita's city limits and annexation will be requested.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. City Engineering needs to comment on the need for guarantees or easements. The Applicant shall provide a guarantee for the extension of City water along the plat's frontage of 143rd Street East.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requires a Floodway Reserve Agreement to allow for drainage through the middle of the plat to allow for the pond to drain to 143rd Street East. A maintenance agreement shall be provided for the dam and pond with the abutting property owners in the proposed Whitewood Addition.
- F. County Engineering needs to comment on the access controls. The plat proposes one access opening along 143rd Street East with 90 feet of complete access control from the south line of the plat. County Engineering has approved the access controls.
- G. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. Improvements will be determined at the final plat stage.
- H. The name of the owner shall be corrected on the owner's signature block.
- I. 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.
- 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.)
- 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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- 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 AutoCAD. This will be used by the City and County GIS Department.
- S. County Engineering requests the dedication of 20-ft of additional right-of-way from the concrete drainage structures to the Turnpike and complete access control along this segment.

The requested right-of-way has been dedicated.



CLOSURE - METRO EAST BAPTIST CHURCH

L001

1		N	50000.000	E	50000.000	S	0+00
	N 89-53'09.0"W		754.190				
2		N	50001.503	E	49245.811	S	7+54.190
	N 36-39'27.0"W		466.720				
PC1		N	50375.914	E	48967.166	S	12+20.910
	R = 23068.310	L = 1233.689	DEL = - 03-03'51.0"				
	T = 616.991	LC = 1233.542	N 52-28'32.5"E				
PT1		N	51127.262	E	49945.481	S	24+54.599
	N 50-56'22.0"E		73.000				
6		N	51173.262	E	50002.164	S	25+27.599
	S 00-06'20.5"W		1173.264				
1		N	50000.000	E	50000.000	S	37+00.863
LENGTH=	3700.863	AREA=	739289.601 SF			16.972 ACRES	

L001

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