SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 18
NOVEMBER 30, 2000

STAFF REPORT

(One-Step Final Plat)

CASE NUMBER: SUB 2000-102 --MESSIAH LUTHERAN 2ND ADDITION

OWNER/APPLICANT: Messiah Evangelical Lutheran Church, 1241 N. Ridge Road, Wichita, KS 67212

AGENT: Jonathan J. Rockoff, Pastor, Messiah Evangelical Lutheran Church, 1241 N. Ridge Road, Wichita, KS 67212

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 12th St. North and Ridge Road

SITE SIZE: 4.66 Acres

NUMBER OF LOTS

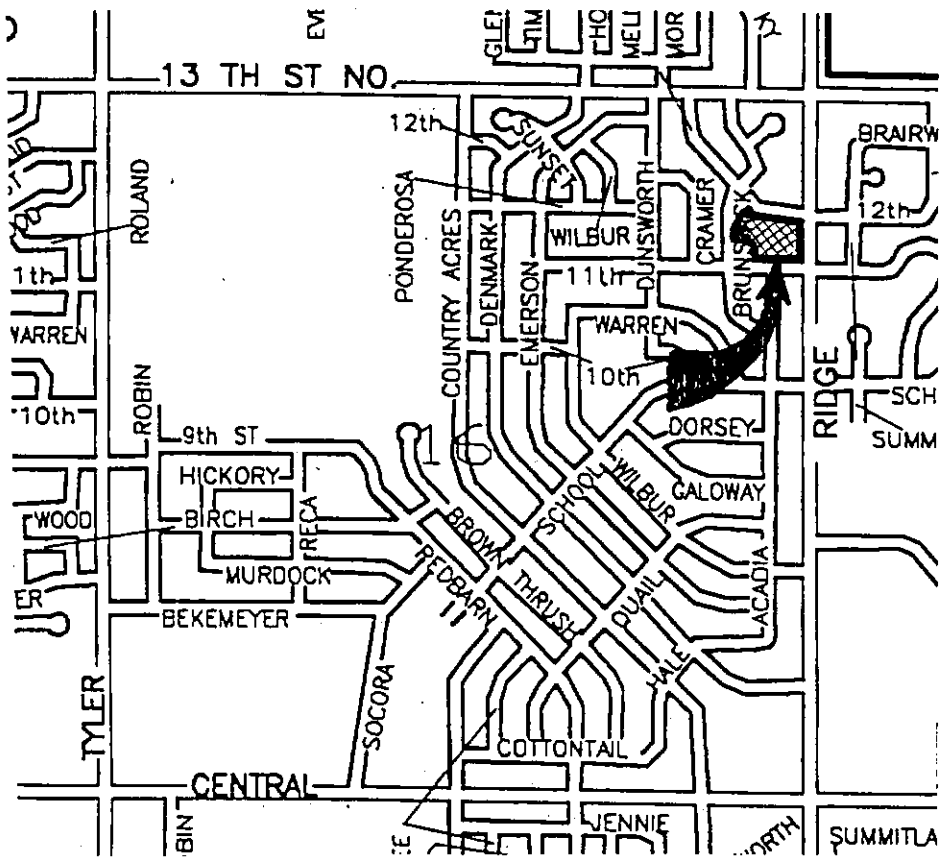
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.66 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is unplatted property located within the City.

STAFF COMMENTS:

A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan.

D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Ridge.

E. The signature line for the County Clerk needs to be revised to reference "Don Brace".

F. 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.

G. 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.).

H. 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.

I. 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.

J. 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.

K. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. 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.

O. 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.

FINAL BOUNDARY CLOSURE FOR MESSIAH LUTHERAN 2ND ADDITION

1064 North: 701.8069 East : 1398.1153

Line Course: S 87-16-59 W Length: 318.25'

1115 North: 686.7212 East : 1080.2234

Line Course: N 02-40-17 W Length: 80.00'

4 North: 766.6296 East : 1076.4950

Line Course: S 87-18-27 W Length: 120.15'

14 North: 760.9855 East : 956.4807

Line Course: N 02-41-07 W Length: 162.14'

15 North: 922.9426 East : 948.8846
Curve Length: 284.99' Radius: 445.00'
Delta: 36-41-36 Tangent: 147.57'
Chord: 280.14' Course: N 15-44-23 E
Course In: N 87-23-35 E Course Out: N 55-54-49 W
RP North: 943.1828 East : 1393.4241
16 End North: 1192.5790 East : 1024.8775

Line Course: N 33-44-09 E Length: 19.94'

17 North: 1209.1599 East : 1035.9506

Line Course: S 56-00-33 E Length: 17.90'

18 North: 1199.1517 East : 1050.7935
Curve Length: 83.27' Radius: 140.12'
Delta: -34-02-58 Tangent: 42.91'
Chord: 82.05' Course: S 72-58-53 E
Course In: N 34-02-36 E Course Out: S 00-00-22 E
RP North: 1315.2572 East : 1129.2355
19 End North: 1175.1371 East : 1129.2502

Line Course: N 89-55-41 E Length: 268.87'

1063 North: 1175.4749 East : 1398.1157

Line Course: S 00-00-00 W Length: 473.67'

1064 North: 701.8069 East : 1398.1153

Perimeter: 1829.16' Area: 203,126 sq.ft. 4.66 acres