

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-23 -- 29TH STREET NORTH CHURCH ADDITION

OWNER/APPLICANT: Church of Jesus Christ of Latter Day Saints, 50 E. North Temple, Salt Lake City, UT 84150

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

LOCATION: West of Ridge Road, North side of 29th St. North

SITE SIZE: 4.73 acres

NUMBER OF LOTS

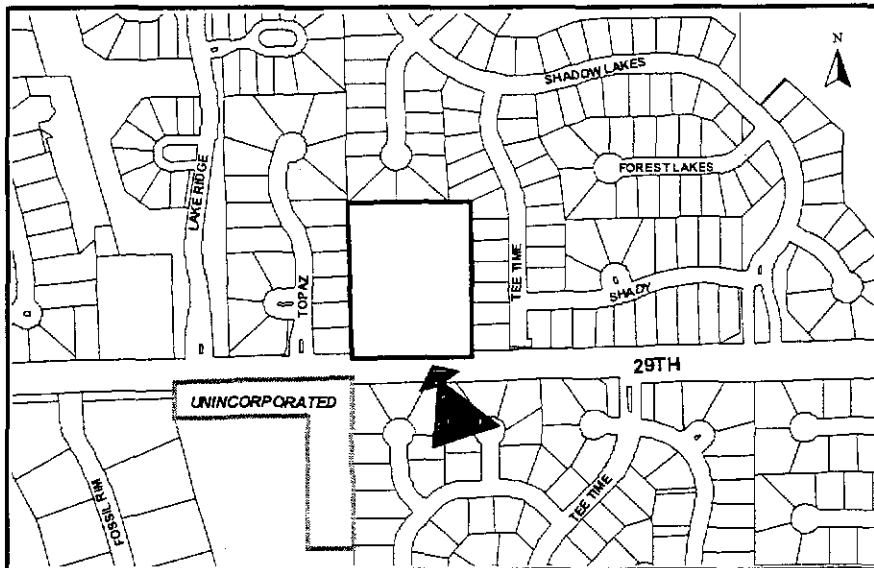
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.73 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-23 -- One-Step Final Plat of 29TH ST. NORTH CHURCH ADDITION
March 27, 2003 - Page 3

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

29CLOSE

CLOSURE - 29TH ST. N. CHURCH ADDITION

PT 01	North: 6112.9416	East : 4252.6716
Line Course:	S 89-28-16 W	Length: 399.0000
PT 02	North: 6109.2586	East : 3853.6886
Line Course:	N 00-14-00 W	Length: 545.7300
PT 03	North: 6654.9840	East : 3851.4662
Line Course:	N 89-26-09 E	Length: 398.9300
PT 04	North: 6658.9121	East : 4250.3768
Line Course:	S 00-14-26 E	Length: 545.9700
PT 01	North: 6112.9469	East : 4252.6691