

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

**CASE NUMBER:** SUB 2009-13 -- CHISHOLM TRAIL CHURCH OF CHRIST ADDITION

**OWNER/APPLICANT:** Chisholm Trail Church of Christ, 5833 E. 37<sup>th</sup> St. North, Wichita, KS 67220

**SURVEYOR/AGENT:** K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

**LOCATION:** South side of 37<sup>th</sup> St. North, West of Woodlawn (District I)

**SITE SIZE:** 38.79 acres

**NUMBER OF LOTS**

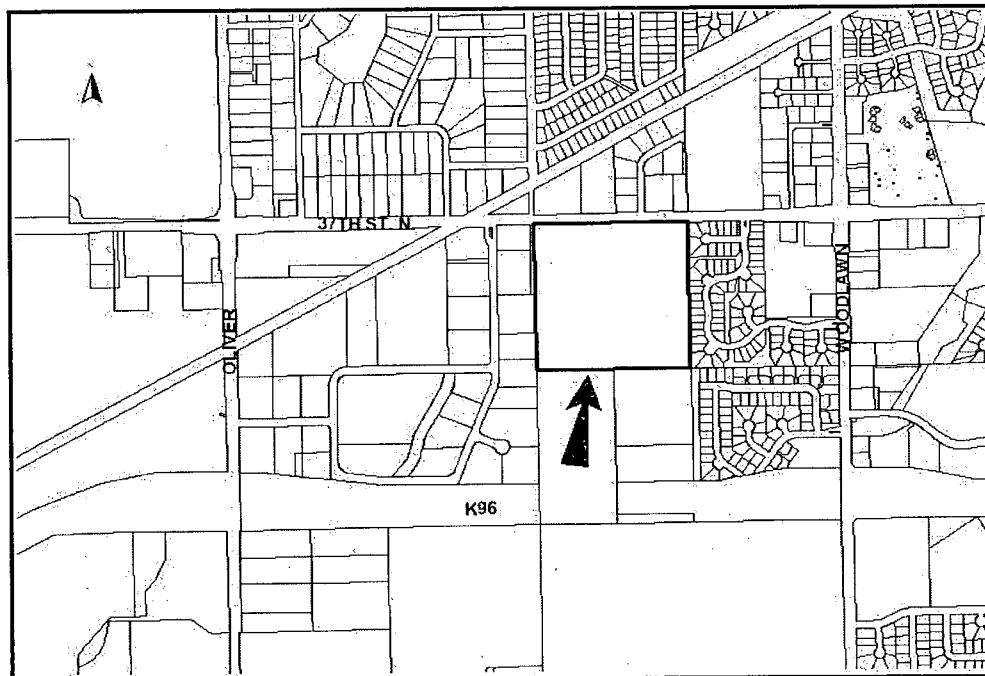
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 38.79 acres

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2009-13 -- One-Step Final Plat of CHISHOLM TRAIL CHURCH OF CHRIST ADDITION**  
**March 12, 2009 - Page 2**

**NOTE:** This is an unplatted site located within the City. A Conditional Use (CON 2008-07) for a Daycare Center has been requested.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department has noted that municipal services are available to serve the site.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the drainage plan. County Engineering requests a drainage plan. The plat's text needs floodplain language included. Based on water surface elevations shown on the preliminary plat, all of the lot below 1374 should be protected with a floodway reserve. A drainage easement should connect Reserve A to the culvert under 37<sup>th</sup> St. on the west end of the plat.
- D. County Surveying notes that the existing right-of-way for Edgemoor along a portion of the west property line needs to be shown.
- E. County Surveying notes that a portion of the plat is in Zone A of the flood plain.
- F. County Surveying notes that the northwest corner of the northeast quarter corner description needs to be corrected.
- G. County Surveying notes that bearings and a distance are needed on the south line of Reserve A.
- H. County Surveying notes that a dimension is needed on the south line of the lot, east of Reserve A.
- I. Adjacent owners are needed.
- J. The plat denotes four openings along 37<sup>th</sup> St. North. Traffic Engineering has approved the access controls.
- K. Traffic Engineering has requested the dedication of additional right-of-way along 37<sup>th</sup> St. North to conform to the 60-foot half-street right-of-way required by the Access Management Regulations.
- L. GIS has requested the street be labeled as " 37<sup>th</sup> St N".
- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. 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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- R. 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.
- S. 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 National Pollutant Discharge Elimination System 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.

**SUB 2009-13 -- One-Step Final Plat of CHISHOLM TRAIL CHURCH OF CHRIST ADDITION**  
**March 12, 2009 - Page 3**

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.

- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.