

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 5, 1989

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-82 - NEW LIFE CHRISTIAN CHURCH

Dear Gentlemen:

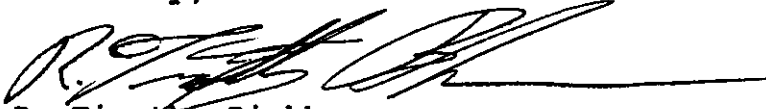
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 5, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 30, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: New Life Christian Church, c/o John P. Hays, 11801 E.
Lincoln, Wichita, KS 67207
Mike Lindebak, City Engineer
Jim Weber, County Engineer
Ron Worley, County Public Works

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to submitting the final plat tracing, the applicant shall submit a revised drainage plan to County Engineering for approval.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat tracing shall indicate the platting of a minimum building pad elevation. This elevation shall be noted both on the face of the plat and in the plat's text. Permanent on-site and off-site benchmarks shall also be indicated.
- H. The applicant is advised that depending upon the date that this plat is reviewed by the County Commission, the final plat tracing's County signature block may need to be amended to indicate any changes in the Commission's membership and Chairman and Chairman Pro-Tem positions.
- I. 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.
- 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

January 5, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 10/22/88)

CASE NUMBER: S/D 88-82 - NEW LIFE CHRISTIAN CHURCH

OWNER/APPLICANT: New Life Christian Church, c/o John P. Hays

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central & Ellson

SITE SIZE: 7.5 acres

NUMBER OF LOTS

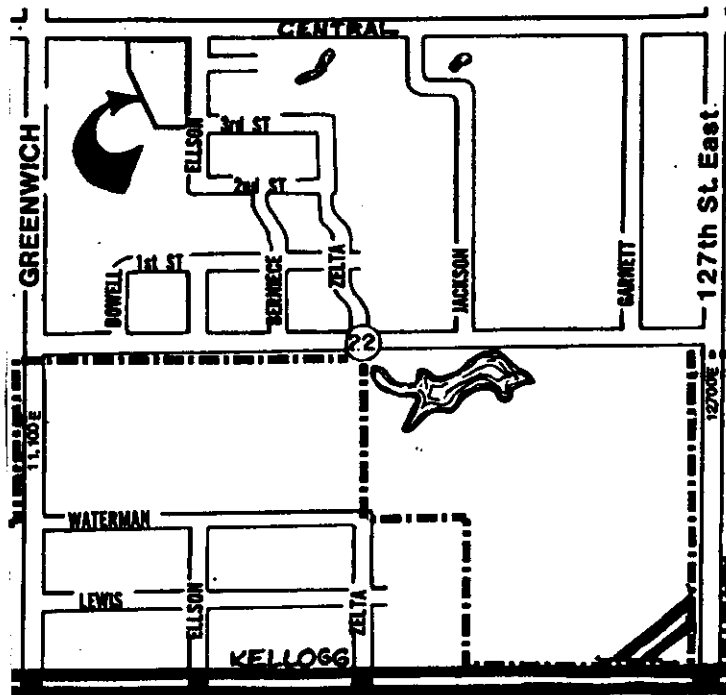
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.45 acres

CURRENT ZONING: "R-1" Suburban Residential District

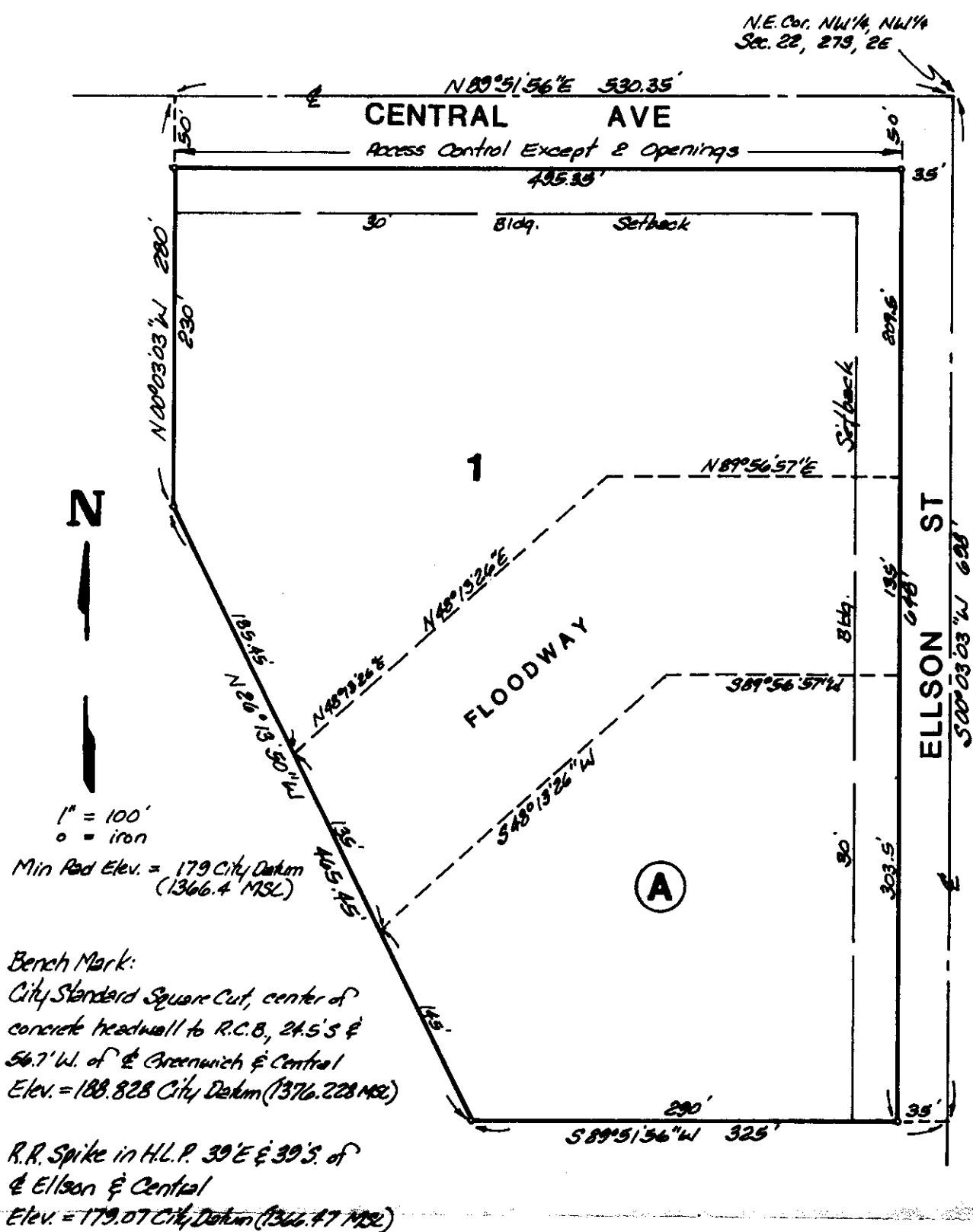
PROPOSED ZONING:

VICINITY MAP:



NEW LIFE CHRISTIAN CHURCH ADDITION

SEDGWICK COUNTY, KANSAS



This plat of "NEW LIFE CHRISTIAN CHURCH ADDITION" Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 1989.

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1989.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 1989.

Mark F. Schroeder Chairman

Billy A. McCray Chairman Pro Tem

David Bauparth Commissioner

Tom Scott Commissioner

Bernard A. Hentgen Commissioner

Don Wright County Clerk

Entered on transfer record this _____ day of _____ 1989.

Don Wright County Clerk

State of Kansas ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 1989, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas ss. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NEW LIFE CHRISTIAN CHURCH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as part of the NW 1/4 of the NW 1/4 of Sec. 22, Twp. 27S, R-2-E of the 6th P.M., Sedgwick County, Kansas, beginning at the N.E. Corner of said NW 1/4 of the NW 1/4; thence S 00° 03' 03" E, 698 feet, along the east line of said NW 1/4 of the NW 1/4; thence S 89° 51' 56" W, 325 feet along a line parallel with the north line of said NW 1/4 of the NW 1/4; thence N 26° 13' 50" W, 465.45 feet; thence N 00° 03' 03" W, 280 feet, along a line parallel with the east line of said NW 1/4 of the NW 1/4; thence N 89° 51' 56" E, 530.35 feet, along the north line of said NW 1/4 of the NW 1/4 to the point of beginning.

Existing public easements and right-of-ways being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Mark A. Savoy

Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Streets, to be known as "NEW LIFE CHRISTIAN CHURCH ADDITION", Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Central Ave, over across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1, shall have access to Central Ave. at two points as shall be determined by the appropriate governing engineer. The floodway shall be the responsibility of the owners of Lot 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance of the floodway, provided further that no structures shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. No structure shall be constructed below a minimum pad elevation of 179 City Datum (1366.4 MSL).

New Life Christian Church

Deacon

State of Kansas ss. The foregoing instrument acknowledged before me this _____ day of _____ 1989, by John P. Hays, Deacon of New Life Christian Church, on behalf of the church.

My App't. Exp. _____ Notary Public