

S/D No.: 87-52 Name: NEW CREATION CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/18/87

DESCRIPTION

General Location: On the north side of 21st Street North, in an area east of Tyler Road.

Owner: New Creation Christian Church, Bill Henneberg, 413 Countryview, 67212.
Surveyor/Engineer: Jack V. Gibbs, Land Surveyor LS-149

1. Gross Acreage of Plat: 5.00
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other 1
 - Total: 1
3. Minimum Lot Area: 5.00 acres
4. Existing Zoning: R-1 County
5. Proposed Zoning: AA City - Single family after annexation

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- F. On the final plat tracing, an 80-foot dimension shall be provided from the south line of Section 4 to the south line of the proposed lot.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, on any drainage guarantee required within this plat?

NOTE: This plat has been submitted in final form only.



SEDGWICK COUNTY, KANSAS
BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

TO: Forrest Nagley, Senior Planner
Metropolitan Area Planning Department

FROM: James Weber, P.E., Director,
Sewer Operations and Maintenance *JW*

DATE: July 16, 1987

SUBJ: New Creation Christian Church Addition

I have reviewed the drainage plan submitted for the referenced plat. While it may be possible to develop a better drainage plan in conjunction with the Reflection Ridge project, the current plan works and has been approved.

JW/sd

cc: / Vicki Haung, City Engineer's Office

