

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

August 24, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-53 - NEW LIFE ADDITION

OWNER/APPLICANT: Critchfield Real Estate, Inc., Limited Partnership, 2623 N. Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Bill Yung Design/Mid Kansas Engineering Consultants

LOCATION: South of 29th Street North in an area east of Oliver

SITE SIZE: 6.08 Acres

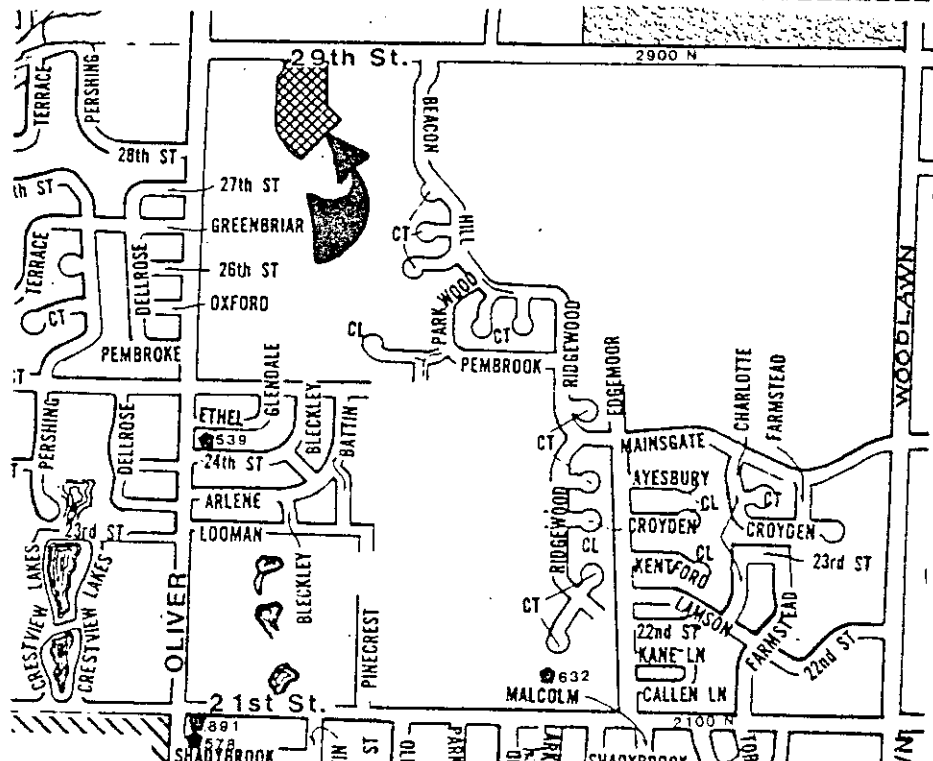
NUMBER OF LOTS

Residential:	1 (church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.08 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

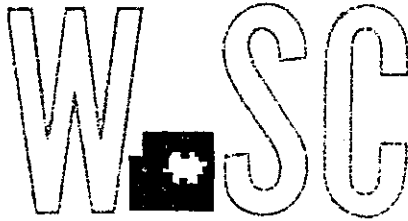
VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat corresponds to parcel 14 of the Beacon Hill Residential Community Unit Plan (DP-147). An administrative adjustment to this C.U.P. has been approved which allows churches as one of the uses for this site. Paving of Bleckley and associated sidewalks were provided for with the platting of the New Bedford Place Addition to the west.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. Traffic Engineering should be prepared to comment on any traffic improvements that should be required at 29th and Bleckley to do the platting of this 6.08 acre site.
 - D. As indicated on the C.U.P. for this site, complete access control shall be indicated across the north line of this plat to 29th Street North.
 - E. The off-site easement indicated along the eastline of this plat shall be granted by separate instrument. This instrument shall be submitted with the final plat tracing for recording by the Planning Department.
 - F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
 - G. 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.
 - H. 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.
 - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if any guarantees are needed for extending sanitary sewer to this site.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 25, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-53 - NEW LIFE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall meet with Traffic Engineering to determine any traffic improvements that should be required for 29th and the access control that may be provided from this site to 29th Street North.
- E. As indicated on the C.U.P. for this site, complete access control is indicated across the north line of this site to 29th Street North. If access is to be acquired here, an adjustment to the C.U.P. will need to be requested.
- F. The off-site easement indicated along the eastline of this plat shall be granted by separate instrument. This instrument shall be submitted with the final plat tracing for recording by the Planning Department.

- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. If required by the drainage plan, minimum building pad elevations shall be indicated for this plat.
- 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. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Critchfield Real Estate, Inc., Limited Partnership, 2623 N.
Beacon Hill Ct., Wichita, KS 67220
Bill G. Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Bill McKinley, Traffic Engineering
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 6, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-53 - NEW LIFE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any traffic improvements that should be required for 29th Street by Traffic Engineering.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The off-site easement indicated along the east line of this plat shall be granted by separate instrument. This instrument shall be submitted with the final plat tracing for recording by the Planning Department. Also, drainage easements, as shown in the plat's text shall be labeled on the face of the plat as may be required or references to drainage shall be dropped from the text.
- E. In the legend, the final plat tracing shall reference the Beacon Hill Residential Community Unit Plan. DP-147 associated with this plat and that said C.U.P. is on file at the MAPD.
- F. The final plat-tracing shall show in the MAPC signature block "Wayne L. Brinegar" as chairman.
- G. The final plat tracing shall indicate the platting of minimum building pad as required by the drainage plan.

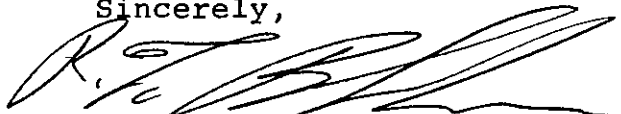
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. The final plat tracing shall indicate if the minimum building pad refers to the lowest floor or opening elevation.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 12, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Critchfield Real Estate, Inc., Limited Partnership, 2623 N.
Beacon Hill Ct., Wichita, KS 67220
Bill G. Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Bill McKinley, Traffic Engineering
Mike Lindebak, City Engineer

October 5, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 8/24/89)

CASE NUMBER: S/D 89-53 - NEW LIFE ADDITION

OWNER/APPLICANT: Critchfield Real Estate, Inc., Limited Partnership, 2623 N. Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants

LOCATION: South of 29th Street North in an area east of Oliver.

SITE SIZE: 6.08 Acres

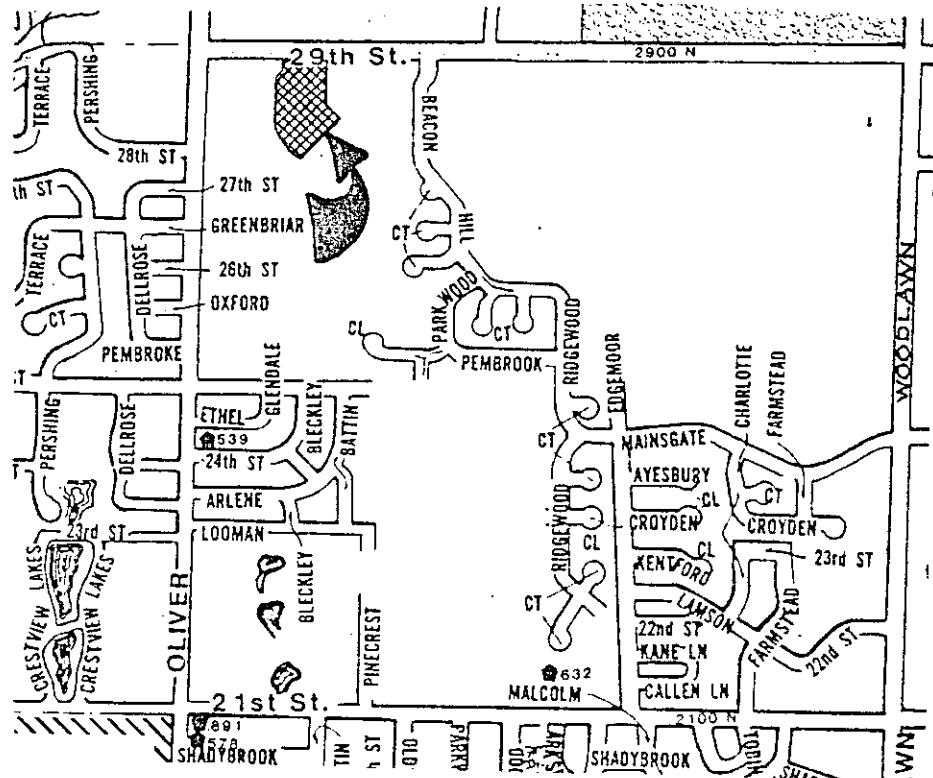
NUMBER OF LOTS

Residential:	1 (church)
Office:	
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Industrial:	
Total:	1

MINIMUM LOT AREA: 6.08 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:

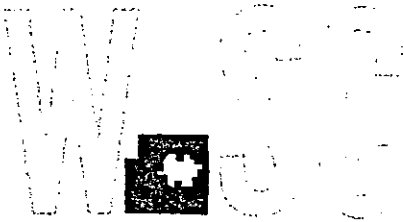


STAFF COMMENTS:

- NOTE: This plat corresponds to parcel 14 of the Beacon Hill Residential Community Unit Plan (DP-147). An administrative adjustment to this C.U.P. has been approved which allows churches as one of the uses for this site. Paving of Bleckley and associated sidewalks were provided for with the platting of the New Bedford Place Addition to the west.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee any traffic improvements that should be required for 29th Street by Traffic Engineering.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The off-site easement indicated along the eastline of this plat shall be granted by separate instrument. This instrument shall be submitted with the final plat tracing for recording by the Planning Department. Also, drainage easements, as shown in the platting's text shall be labeled on the face of the plat as may be required or references to drainage shall be dropped from the text.
 - F. In the legend, the final plat tracing shall reference the Beacon Hill Residential Community Unit Plan. DP-147 associated with this plat and that said C.U.P. is on file at the MAPD.
 - G. The final plat tracing shall show in the MAPC signature block "Wayne L. Brinegar" as chairman.
 - 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. 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.
 - J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - K. Recording of the plat within 30 days after approval by the City Council.

- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 13, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-53 - NEW LIFE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 6, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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
Associate Planner

RTB:svm

cc: Critchfield Real Estate, Inc., Limited Partnership, 2623 N.
Beacon Hill Ct., Wichita, KS 67220
Bill G. Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Bill McKinley, Traffic Engineering
Mike Lindebak, City Engineer

AREA BEARINGS 61*new life addition
 AREA = 265004.8164

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2010	N 89 16 22.000 E	326.1365	12250.5238	3555.2883
233	S 00 43 38.000 E	455.0000	12254.6631	3881.3985
232	S 45 39 14.211 E	160.5924	11799.6998	3887.1734
949	S 49 46 22.000 W	402.0797	11687.4472	4002.0181
2165	N 40 13 38.000 W	176.3591	11427.7759	3695.0346
2182	N 49 46 22.000 E	162.5150(RADIAL)	11562.4242	3581.1383
2183	S 89 16 22.000 W	CURVE CENTER	11667.3797	3705.2167
2184	N 00 43 38.000 W	162.5150(RADIAL)	11665.3170	3542.7148
2186	N 19 15 21.183 E	445.0000	12110.2812	3537.0668
2166	N 00 43 38.000 W	58.5235	12165.5306	3556.3671
2010	N 00 43 38.000 W	85.0000	12250.5238	3555.2883

CIRCULAR CURVE 2182 2183 2184 R
 CENTRAL ANGLE = 39 30 00.000
 CHORD DIRECTION = N 20 28 38.000 W
 RADIUS = 162.5150
 LENGTH = 112.0387
 TANGENT = 58.3489
 CHORD = 109.8331
 EXTERNAL = 10.1573
 MIDDLE ORDINATE = 9.5598