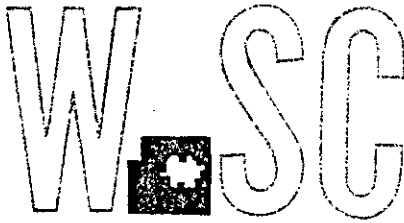


STAFF COMMENTS:

- 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. The final plat shall indicate the dedication of five (5) feet of additional right-of-way (35 feet of half-street) for Ellison Street.
- 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 shall indicate the platting of access control to Central, except for two openings.
- H. The plattor's text shall reference the dedication of access controls to the "appropriate governing body", with the openings determined by the "appropriate engineer."
- I. The final plat shall indicate the platting of 30-foot building setbacks to Central and Ellison.
- J. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- K. If required, the final plat 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 plattor's text. Permanent on-site and off-site benchmarks shall also be indicated.
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- M. 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.
- N. 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.
- O. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. The County Engineer should also indicate if any requirements exist for improving Ellison Street and any special conditions that may exist concerning sanitary sewer service for this location.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 26, 1988

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 Thursday, September 22, 1988, 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 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. The final plat shall indicate the dedication of five (5) feet of additional right-of-way (35 feet of half-street) for Ellson Street.
- 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 shall indicate the platting of access control to Central, except for two openings.

Baughman Company, P.A.
September 26, 1988
Page 2

- H. The plattor's text shall reference the dedication of access controls to the "appropriate governing body", with the openings determined by the "appropriate engineer."
- I. The final plat shall indicate the platting of 30-foot building setbacks to Central and Ellison.
- J. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- K. If required, the final plat 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 plattor's text. Permanent on-site and off-site benchmarks shall also be indicated.
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the final plat is for your information files. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

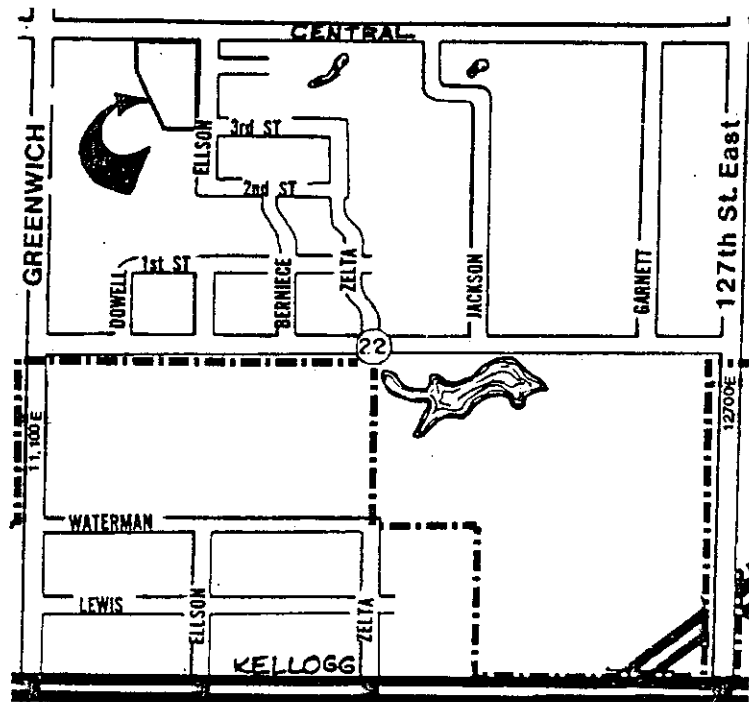
cc: New Life Christian Church, c/o John P. Hays, 11801 E.
Lincoln Wichita, Ks 67207
Mike Lindebak, City Engineer

December 29, 1988

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:



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. 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.
- F. 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 platting's text. Permanent on-site and off-site benchmarks shall also be indicated.
- G. 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.
- 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 County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 255-4561

December 30, 1988

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 Thursday, December 29, 1988, 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 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.

S/D 88-82 New Life Christian Church

December 30, 1988

Page 2

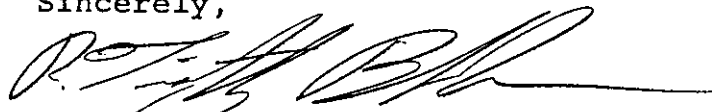
- G. The final plat tracing shall indicate the platting of a minimum building pad elevation. This elevation shall be noted both on the face of the plat and in the plat's text. Permanent on-site and off-site benchmarks shall also be indicated.
- H. The applicant is advised that depending upon the date 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.

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, January 5, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

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

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.

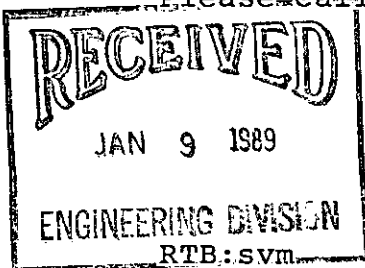
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

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



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