

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 30, 1988

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

Re: S/D 88-66 - Hope Mennonite Church Addition Preliminary

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 29, 1988, 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 September 26, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Junior Planner

TB:sm

Enclosure

cc: Hope Mennonite Church, c/o Clyde Bradbury, 10300 W. Maple
Wichita, KS 67209
John Brewer of Wilson Darnell Architects, 128 N. Oliver,
Wichita, KS 67208
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the paving of Toh-N-Hah Trail adjacent to Lot 1.
- 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. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- I. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

September 29, 1988

STAFF REPORT

(Final Plat; preliminary plat approved 8/11/88)

CASE NUMBER: S/D 88-66 - HOPE MENNONITE CHURCH ADDITION

OWNER/APPLICANT: Hope Mennonite Church, c/o Clyde Bradbury
10300 W. Maple
Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Maize Road, in an area north of Central

SITE SIZE: 4.25 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 31,711.26 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:

