



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

FILE COPY

- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

October 12, 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

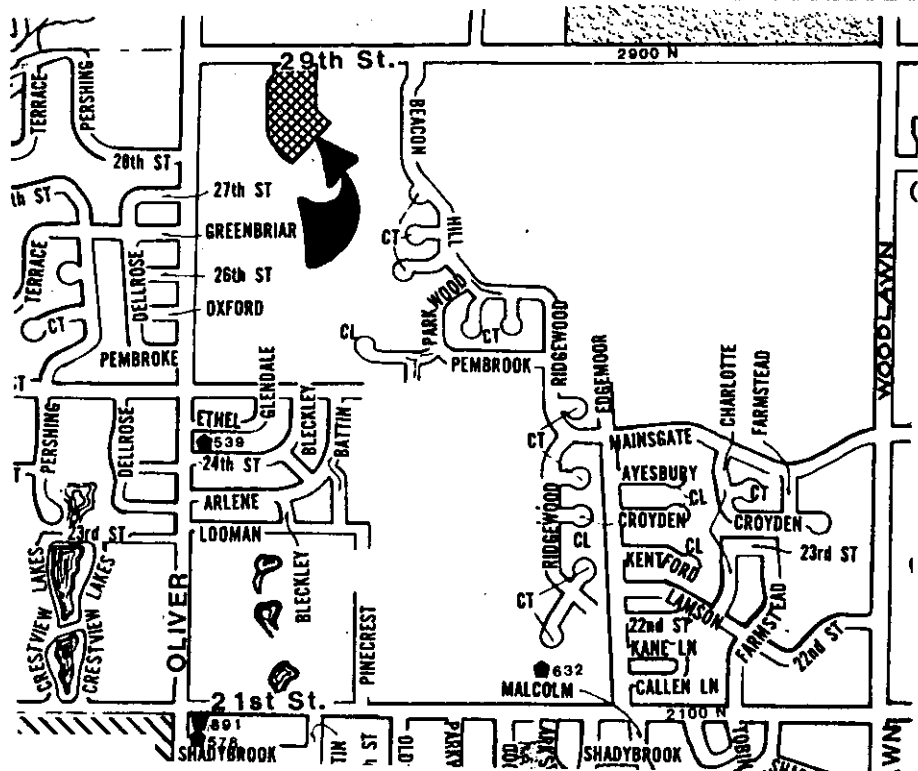
NUMBER OF LOTS

Residential:	1 (church)
Office:	
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 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 plat'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.