



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 11, 1996

Mid Kansas Engineering Consultants, Inc.
411 North Webb Street
Wichita, KS 67206

Re: S/D 96-40 One Step Preliminary-Final Plat of the VILLA CHRISTI SENIOR RESIDENCE
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

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. ⁹⁻²⁴ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. ^{\$1400} Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mennonite Housing Rehabilitation Services of Wichita, 3033 West 2nd Street, Wichita, KS
67203
Mike Lindebak, City Engineer



July 3, 1996

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DEPARTMENT

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Wichita, KS 67206

Re: S/D 96-40 One Step Preliminary-Final Plat of the VILLA CHRISTI SENIOR RESIDENCE
ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since direct access to sanitary sewer does not appear to exist at this time, the applicant shall guarantee the extension of sanitary sewer to the site. Any needed off-site easements shall also be provided by the applicant. *petition*

B. The applicant shall guarantee any drainage improvements required by the platting of this property. An off-site easement or agreement shall also be provided.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. Unless this plat is dedicating right-of-way, the platting text should delete any reference to platting or dedication of streets. Based on the legal description, it appears that the adjacent right-of-way was dedicated/acquired by another means and not by way of this plat.

E of → The platting text shall also be revised in regard to access, noting that: one access opening as determined by the City Engineer, will be allowed.

E. If any off-site utility easements are required to serve this site, such as shown along the south line of this plat, such easements shall be granted by separate instrument and submitted to Planning for processing with the plat.

F. The final plat shall reference a tie point to a previously platted lot corner or section corner.

G. On the final plat tracing "Deputy" shall be deleted from the City Clerk's signature block.

~~H.~~ On the final plat tracing, the Legal Description shall be amended to indicate that this site is located in Township 27 South, not 37.

~~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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

~~J.~~ 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.

~~K.~~ 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

~~L.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

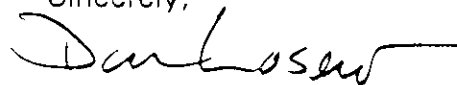
M. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Mennonite Housing Rehabilitation Services of Wichita, 3033 West 2nd Street, Wichita, KS
67203

Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Since direct access to sanitary sewer does not appear to exist at this time, the applicant shall guarantee the extension of sanitary sewer to the site. Any needed off-site easements shall also be provided by the applicant.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. An off-site easement or agreement shall also be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Unless this plat is dedicating right-of-way, the platting text should delete any reference to platting or dedication of streets. Based on the legal description, it appears that the adjacent right-of-way was dedicated/acquired by another means and not by way of this plat.

The platting text shall also be revised in regard to access, noting that: one access opening as determined by the City Engineer, will be allowed.

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- G. On the final plat tracing "Deputy" shall be deleted from the City Clerk's signature block.
- H. On the final plat tracing, the Legal Description shall be amended to indicate that this site is located in Township 27 South, not 37.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
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