



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 25, 1995

Babar M. Khan, L.S. S/D 95-33
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995.

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 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: Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

100-100000

SEDGWICK COUNTY



May 18, 1995

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Dear Mr. Khan:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that based upon the size of this plat, approval for a septic system must be obtained or a plat of at least 5-Acres (exclusive of street right-of-way) will need to be resubmitted in order to qualify for a lagoon system.

In regard to use of an indicated 6-inch water line in Hillside, this line is not apparently a Wichita facility and the applicant would need permission from some other party to use water through their line.
- B. The applicant shall submit a petition for the future extension of municipal sanitary sewer to this site. In regard to municipal water, prior to submitting the final plat tracing the applicant shall meet with City Engineering and Water Department staff to determine if a similar guarantee is needed.
- 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 tracing shall indicate the dedication of major intersection right-of-way along

both Hillside and 53rd Street North. Seventy-five (75) feet of half-street right-of-way shall be provided for a distance of 250 feet from the intersection of these two arterials and then over the next 100 feet taper to the required 50 feet of half street right-of-way.

- F. Both the face of the plat and the plattor's text shall properly indicate the dedication of access controls. "Access Control Except One Opening" to Hillside and "Access Control Except Two Openings" to 53rd Street North shall be shown on the face of the plat. Complete access control shall also be shown for 100 feet along both 53rd and Hillside from the northwest corner of this plat. The plattor's text shall be amended to note the dedication of such controls to the appropriate governing body with locations of the openings being approved by the appropriate Engineer. The text presently implies that no access is being allowed to Hillside, while the face of the plat shows one opening.
- G. Based upon this site's zoning, 35-foot building setbacks shall be indicated to both Hillside and 53rd Street North.
- H. In the surveyor's text, the reference to KSA 12-512(b) should be revised to delete references to any previously platted lots since this property has not been previously platted.
- I. On the final plat tracing, all names shall be printed below the appropriate signature lines.
- J. Approval of this plat shall be subject to review of the platting binder and any relevant conditions found upon such review.
- K. 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.)
- L. 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.
- 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.
- O. As requested by Southwestern Bell, the final plat tracing shall provide a 10-foot utility easement at the southwest corner of the plat, that is, both along the property line north of and east of the indicated off-site building.

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.

S/D 95-33 Christ Lutheran Church Addition Final Plat
May 18, 1995 - Page 3

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, May 25, 1995 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: Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 25, 1995

STAFF REPORT

(Final Plat Approved 5/18/95)

CASE NUMBER: S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION

OWNER/APPLICANT: Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220

SURVEYOR/ENGINEER: Babar M. Khan, L.S., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

TOWNSHIP: Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204

LOCATION: South of 53rd Street North and east of Hillside

SITE SIZE: 4.0 ± Acres

NUMBER OF LOTS

Residential: 1

Office:

Commercial:

Industrial:

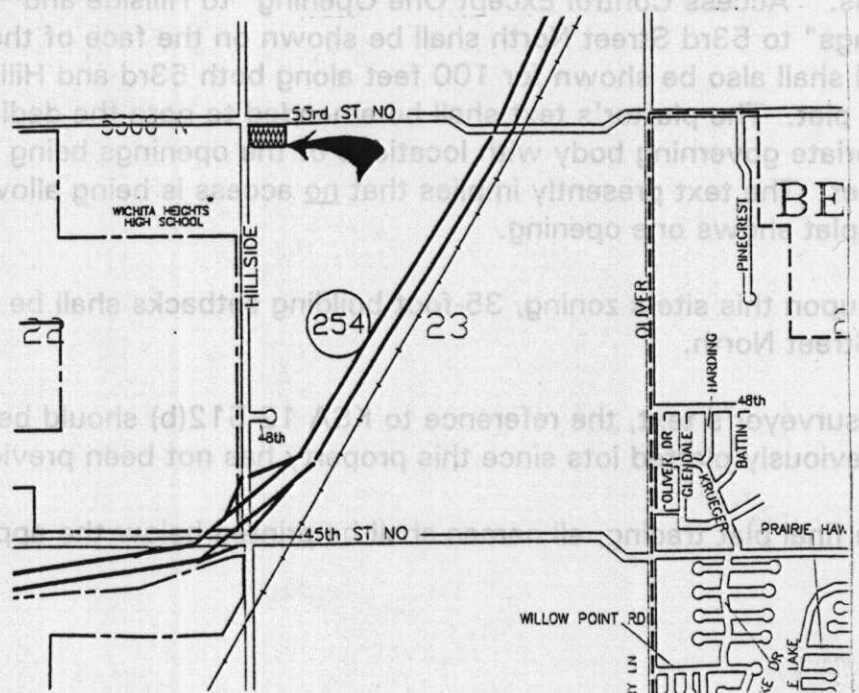
Total: 1

MINIMUM LOT AREA: 3.0 ± Acres

CURRENT ZONING: "LC" County

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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