

S/D 94-5 LORD OF LIFE LUTHERAN CHURCH ADDITION

February 24, 1994

Page 3

- 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. Prior to this plat being submitted for City Council review, the applicant shall have submitted to City Engineering and obtained approval of a drainage plan for this site. As necessary, the applicant shall guarantee any needed drainage improvements.**

METROPOLITAN AREA PLANNING COMMISSION

February 24, 1994

STAFF REPORT
(Final Plat Approved 2/17/94)

CASE NUMBER: S/D 94-5 LORD OF LIFE LUTHERAN CHURCH ADDITION

OWNER/APPLICANT: Mission Inv. Fund ELCA, 8765 W. Higgins Rd., Chicago, IL 60631

AGENT: Gene Francis, 12140 West Highway K-42, Wichita, KS 67227

SURVEYOR/ENGINEER: Macon Company, 114 East Fourth, Newton, KS 67114

LOCATION: South of 13th Street North between Maize Road and 119th West

SITE SIZE: 3.01 Acres

NUMBER OF LOTS

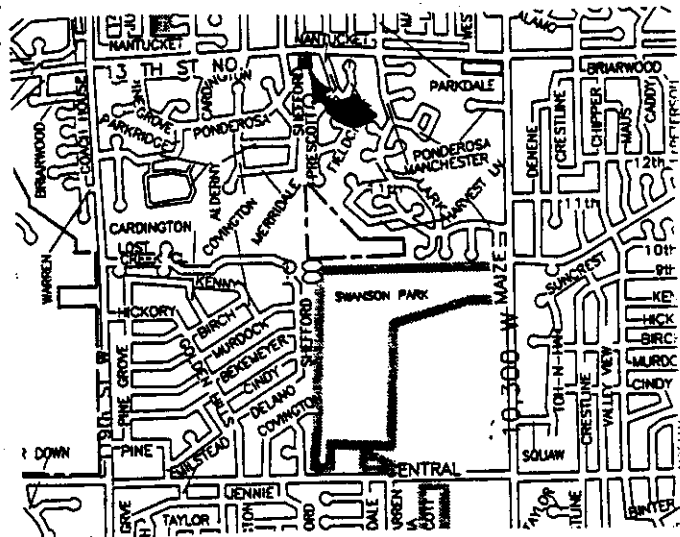
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.01 Acres

CURRENT ZONING: "R-1" County

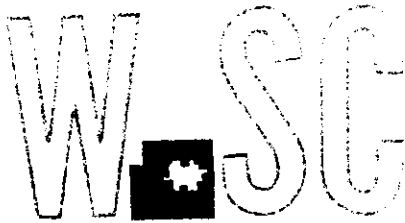
PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, the applicant shall request annexation to Wichita. If this annexation is completed prior to completion of the plat (forwarding to City Council), only City Council review will be necessary and the plat's title, County signature block, etc. should be changed accordingly.**
- B. The applicant is advised that at the time of site development, a sanitary sewer and water tap on fee will be assessed on this site.**
- C. On the final plat tracing, 10-feet of additional right-of-way shall be dedicated for 13th Street North. This dedication shall be clearly indicated on the face of the plat and noted in the plat's text (Dedication section shown on this plat).**
- D. On the final plat tracing, both the face of the plat and plat's text shall note the dedication of access control to 13th Street North except for 2-openings. Depending upon the annexation's status, these openings should be indicated as being approved by the "City" or "appropriate" engineer.**
- E. The plat's text shall also be amended to indicate that utility easements are being granted for the installation and maintenance of all public utilities.**
- F. On the final plat tracing, the references to "Streets" and "Building Lines" below the lot, need not be indicated.**
- G. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to a review of the platting binder and any relevant conditions that may be noted.**
- H. 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.**
- 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.**



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 25, 1994

Macon Company
114 East Fourth
Newton, KS 67114

Re: S/D 94-5 - LORD OF LIFE LUTHERAN CHURCH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 1994, 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 February 18, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Gene Francis, 12140 West Highway K-42, Wichita, KS 67227
Mission Inv. Fund ELCA, 8765 W. Higgins Rd., Chicago, IL 60631
Mike Lindebak, City Engineer

FILE COPY



SEDGWICK COUNTY, KANSAS.

My commission expires _____