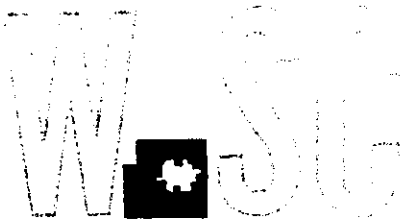


WICHITA, SEDGWICK COUNTY, KANSAS

Thomas D. Hefferman

Ed Resa Deputy

My App't. Exp. _____ Notary Public



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 11, 1994

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-10 - MIDLAND BAPTIST CHURCH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on March 10, 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 March 4, 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: Midland Baptist Church, Attn: Dale Hefferman, 1359 Leecrest, Wichita, KS 67209
Mike Lindebak, City Engineer

11 COPY



STAFF COMMENTS:

- A. While a limited sidewalk system is found in this area and the street width is indicative of a collector street, it does not appear that this block face will be able to provide a complete sidewalk segment. The Orienta Park 3rd Addition to the east or out to Meridian was platted in 1982 and was supposed to install sidewalk as a requirement of site development. However, no such sidewalk has yet been provided. It is recommended therefore that the sidewalk requirement be waived for this plat.
- B. On the final plat tracing, the tie point shall be amended to correctly reference the proper section or quarter section corner.
- C. Prior to release of this plat for recording, the applicant shall submit a revised platting binder. The present binder is outdated and does not indicate the applicant as the present owner of the site. This plat will be subject to a review of the platting binder and any relevant conditions noted by such a review.
- D. 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.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

Note: This plat has been submitted in final form only.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

May 19, 1994

STAFF REPORT
(Final Plat Approved 5/12/94)

CASE NUMBER: S/D 94-32 RICHARD BISHOP ADDITION

OWNER/APPLICANT: Richard Bishop, 4640 S. Pattie, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: West of Meridian on the south side of 27th Street South

SITE SIZE: 0.3 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,500 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:

