

S/D No.: 85-94 Name: TOWN & COUNTRY CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southwest corner of 37th Street North and Edgemoor.
Owner: Town & Country Christian Church, Inc., 5531 East 37th Street North,
Wichita, KS
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.0 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 176,900 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of a 35-foot building setback from 37th Street North and a 25-foot building setback from Edgemoor.
- D. The final plat tracing shall indicate the platting of "Access control except for two (2) openings" to 37th Street North across the north line of this plat.
- E. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required by the platting of this property?
- I. The City Engineer's representative shall be prepared to comment on the availability of sanitary sewer to serve the lot. If sanitary sewer is unavailable, then the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

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

November 14, 1985

Mr. John Lundblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-94 - Final Plat of Town & Country Christian Church Addition.

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1985, 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 November 8, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Town & Country Christian Church, 5531 East 37th Street North,
Wichita, KS 67220
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street North,
Wichita, KS 67203
Mike Lindebak, City Engineer