

February 20, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 86-6 - Final Plat of Eastminster Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, 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 14, 1986.

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: Eastminster Presbyterian Church, 7202 East 9th Street, Wichita,
KS 67206
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer
Jim Weber, County Engineering

RESERVE "B" DETAILS

- K. When the preliminary plat was approved, a requirement for the submitting of a sanitary sewer layout plan was established. This layout plan is to address how the property to the east of this plat will be served in the future by sanitary sewer, and if east/west utility easements are required on this plat. The representative from the City Engineer's office should be prepared to comment on the status of the sanitary sewer layout plan.
- L. When the preliminary plat was approved, a requirement was made for the submitting of a paving layout plan for the intersection of 19th Street North and Webb Road. The purpose of this plan is to show that proposed street pavement will fit the geometrics of the intersection being platted. The representatives from City and Traffic Engineering should be prepared to comment on the status of the pavement layout plan.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat, is the perimeter of the floodway correct and is the platting of a minimum building pad elevation required?

S/D No.: 86-6 Name: EASTMINSTER ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: East side of Webb Road in an area south of 21st Street North.
Owner: Eastminster Presbyterian Church, 7202 E. 9th St., Wichita, KS 67206
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 22.5 Acres
 2. Number of Lots:
 - Residential: 5
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 6
 3. Minimum Lot Area: 13,325 Sq. Ft.
 4. Existing Zoning: "AA" & "E"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

NOTE: This property has recently been annexed by the City of Wichita.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of 19th Street North, including a temporary turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site, temporary street dedication for the proper termination of 19th Street North. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. The final plat tracing shall indicate the perimeter of the temporary cul-de-sac with a dashed line and the note: "Granted by Separate Instrument."
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. Prior to this plat being scheduled for City Commission approval, the applicant shall file a down-zoning request for that part of Lot 1, Block 2 which is zoned "E" (light industrial). The down-zoning request shall be for "E" to "AA".
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.