

S/D No. 83-42 Name St. Francis of Assisi Park II
Date Application Rec'd. 5-20-83 Preliminary Approval 6-9-83
Scheduled S/D Meeting 7-21-83

DESCRIPTION

General Location West of Socora, south of Bekemeyer

Owner Catholic Diocese of Wichita
Surveyor/Engineer Booker/Freund
Address 412 Century Plaza, Wichita, Ks. Zip Code 67202 Phone 263-6121

- 1. Gross Acreage of Plat 11.32 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other One (for church property)
- 3. Total Number of Lots One
- 4. Minimum Lot Frontage 520
- 5. Minimum Lot Area 493,099 sq. ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning AA
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL None _____ ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. A drainage concept was approved at the time of preliminary plat review subject to obtaining a private drainage easement from the property to the south.
- B. The applicant shall guarantee construction of a sidewalk on the west side of Socora adjacent to the existing paving. The recently submitted petition for the paving of the balance of Socora provides for sidewalks on both sides of this street.
- C. The applicant is encouraged to provide a sidewalk for the south side of Bekemeyer from Socora west to the existing sidewalk, a distance of approximately 500 feet. A sidewalk exists from that point west all the way to Tyler.
- D. As the 10-foot utility easement platted as part of the original St. Francis of Assisi Park Addition is being vacated by this replat, it should be omitted from the final plat tracing.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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Address 412 Century Plaza, Wichita, Ks Zip Code 67202 Phone 263-6121

- | | | |
|--|--|--|
| 1. Gross Acreage of Plat | <u>11.32</u> acres. | Lineal Feet of New Street |
| 2. Number of Lots : | | a. _____ R/W _____ ft. |
| Residential _____ | | b. _____ R/W _____ ft. |
| Commercial _____ | | c. _____ R/W _____ ft. |
| Industrial _____ | | d. _____ R/W _____ ft. |
| Other <u>One (for church property)</u> | | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>One</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage | <u>520</u> | 8. Sidewalk adjacent to all streets _____ yes <input checked="" type="checkbox"/> no |
| 4. Minimum Lot Area | <u>493,099 sq. ft.</u> | |
| 5. Existing Zoning | <u>AA</u> | |
| 6. Proposed Zoning | <u>AA</u> | |
| 9. Is public water available | <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available | <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | |
| 12. City of Wichita _____ | <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the proposed drainage concept for this property.
- B. An east-west utility easement is being vacated by this plat. The Utility Advisory Committee shall be prepared to state whether any utilities are now located in this easement.
- C. That portion of Socora between the south line of the plat and the existing paving has been included in a paving petition which will be reviewed by the City Commission June 14th.
- D. The applicant shall guarantee construction of a sidewalk on the west side of Socora adjacent to the existing paving. The petition to pave the balance of Socora included sidewalks on both sides.
- E. The applicant is encouraged to provide a sidewalk on the south side of Bekemeyer from Socora west to the existing sidewalk, a distance of approximately 500 feet. A sidewalk exists from that point west all the way to Tyler.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).