

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

February 23, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Immanuel Baptist Church, 1415 Emporia,
Wichita, KS 67211, Don Folger, 234 S. Topeka,
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East of Broadway and north of Boston

SITE SIZE: 5.77 Acres

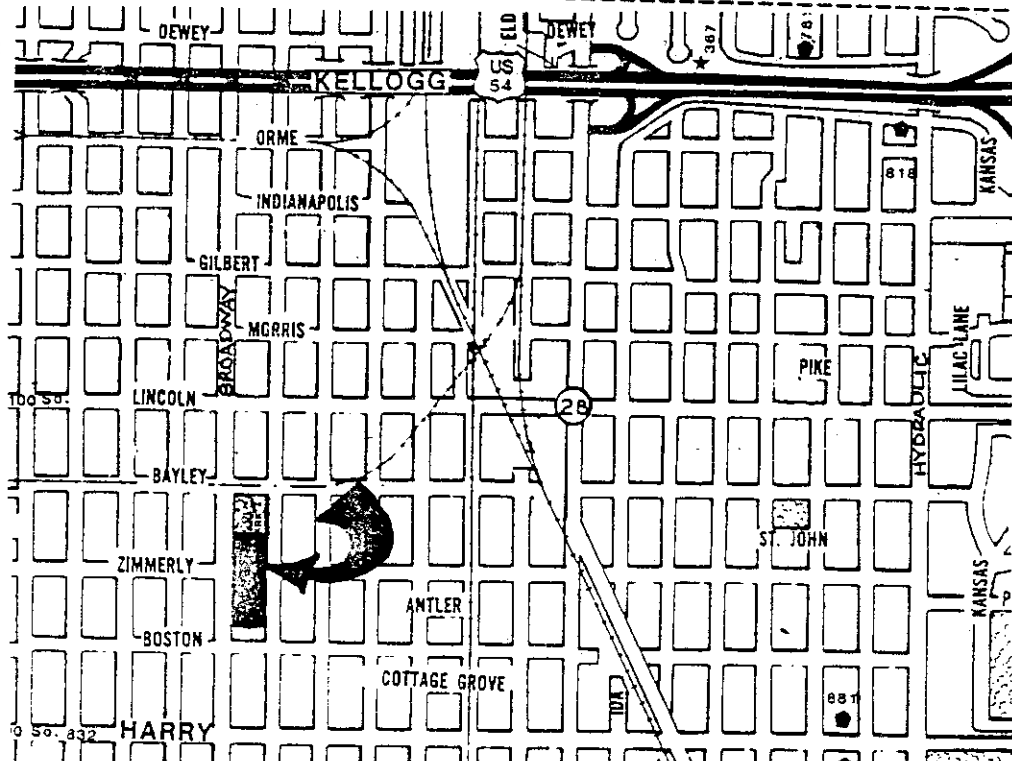
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.77 Acres

CURRENT ZONING: "LC" (west half) and "RB" (east half)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is proposing the vacation of Zimmerly between Broadway and Topeka. Property owners either side of this street one block to the east and west are being notified of this proposal. Numerous homes presently occupy the area of this plat, but these structures are expected to be removed before or shortly after completion of the plat. Zoning for this site is split, with "LC" (light-commercial) for the portion of the site along Broadway and "RB" (fourfamily) for the other half of the site along Topeka. No request has been made or is being required, however, for a change in this zoning.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the abandonment and relocation of the sanitary sewer lateral which is not being covered by a utility easement.
- C. As this plat is proposing the vacation of Zimmerly from Broadway to Topeka, the closure of this street and the construction of sidewalk across this vacated street, at both the Broadway and Topeka intersections, shall be guaranteed.
- D. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall either dedicate utility easements to cover these utilities located both within the site (including the area of the alley vacation) and along the section of Zimmerly being vacated or make arrangements for the relocation of these utilities. For water lines, the applicant shall guarantee the relocation if easements are not provided, for all other utilities, arrangements shall be made with the respective utility companies and letters submitted for the plat file indicating that satisfactory arrangements have been made to relocate any involved utilities.
- G. On the final plat, 50-feet of half street right-of-way shall be dedicated for Broadway. Contingent dedications may be indicated for areas in which existing structures are located. The plat-tor's text shall indicate that these contingent dedications will take effect at each such location upon removal of the involved structure.
- H. On the final plat 10-feet of additional right-of-way shall be dedicated for Topeka. One-way arterials require 80-feet of right-of-way, or 40-feet of half street right-of-way.

- I. The final plat shall indicate the platting of 35-foot and 25-foot building setbacks, from respectively Broadway and Topeka, through the existing buildings which encroach into these setback areas. Central Inspection has advised that the platting of these building setbacks will not preclude the property owner from maintaining or remodeling that portion of a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building can observe the platted building setback.
- J. The Traffic Engineer should be prepared to comment on the access controls which should be platted to both Broadway and Topeka.
- K. On the final plat, the engineer's text shall reference K.S.A. 12-512(b) and those features being vacated by this plat (alley, street, easement, etc.).
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. The utilities should also be prepared to comment on any specific requirements that they may have concerning the relocation of any utilities.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

February 24, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION (and vacation of
Zimmerly Street between Broadway and Topeka.)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 23, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the abandonment and relocation of the sanitary sewer lateral which is not being covered by a utility easement. The final plat shall also indicate any needed utility easements required for this relocation. A temporary easement shall also be provided by separate instrument covering the existing sewer line and indicating that this easement will expire upon relocation of the involved sewer.
- C. As this plat is proposing the vacation of Zimmerly from Broadway to Topeka, the closure of this street and the construction of sidewalk across this vacated street, at both the Broadway and Topeka intersections, shall be guaranteed.
- D. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The applicant shall either dedicate utility easements to cover these utilities located both within the site (including the area of the alley vacation) and along the section of Zimmerly being vacated or make arrangements for the relocation of these utilities. For water lines, the applicant shall guarantee the relocation if easements are not provided, for all other utilities, arrangements shall be made with the respective utility companies (K.G. & E., Southwestern Bell and ARKLA) and letters submitted for the plat file indicating that satisfactory arrangements have been made to relocate any involved utilities.
- G. On the final plat, 50-feet of half street right-of-way shall be dedicated for Broadway. Contingent dedications may be indicated for areas in which existing structures are located. The plat's text shall indicate that these contingent dedications will take effect at each such location upon removal of the involved structure.
- H. On the final plat 10-feet of additional right-of-way shall be dedicated for Topeka. One-way arterials require 80-feet of right-of-way, or 40-feet of half street right-of-way.
- I. The final plat shall indicate the platting of 15-foot building setbacks from Broadway and Topeka, through the existing buildings which encroach into these setback areas. Central Inspection has advised that the platting of these building setbacks will not preclude the property owner from maintaining or remodeling that portion of a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback. However, these setbacks may be reduced to zero (0) along Broadway and 5-feet along Topeka in the areas of the existing Church and/or its planned expansions.
- J. On the final plat, 4 access openings shall be indicated along Broadway and four openings also along Topeka.
- K. On the final plat, the engineer's text shall reference K.S.A. 12-512(b) and those features being vacated by this plat (alley, street, easement, etc.).
- L. As requested by K.G. & E. a 10-foot utility easement shall be indicated along the north line of this plat.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- N. 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.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Associate Planner

DL:sm

Enclosure

cc: Immanuel Baptist Church, 1415 Emporia, Wichita, KS 67211
Don Folger, 234 S. Topeka, Wichita, KS 67202
Harold A. Coon, Norma Lee Coon, c/o Norma L. Showman
1149 Greenwood, Wichita, KS 67211
Bryson E. Mills, 1359 S. Broadway, Wichita, KS 67211
Xon Lowell Melvin Fesler, Virginia L. Fesler, 1352 S.
Market, Wichita, KS 67211
Paul E. Jamison, 1359 S. Emporia, Wichita, KS 67211
Unified School Dist. No. 259, 217 N. Water, Wichita, KS
67202
Leonard R. Frederick, c/o Iris Koehn, 401 University,
Wichita, KS 67213-6702
Jack McDermott, 7050 Milton Ct., Derby, KS 67037 6702
Leroy Ensign, c/o Julio Vaila, 1240 S. Topeka, Wichita, KS
67211 6702
Hazel J. Jewell, 521 E. Zimmerly, Wichita, KS 67211 6702
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

April 6, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 2/23/89)

CASE NUMBER: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Immanuel Baptist Church, 1415 S. Emporia,
Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East of Broadway and north of Boston

SITE SIZE: 5.77 Acres

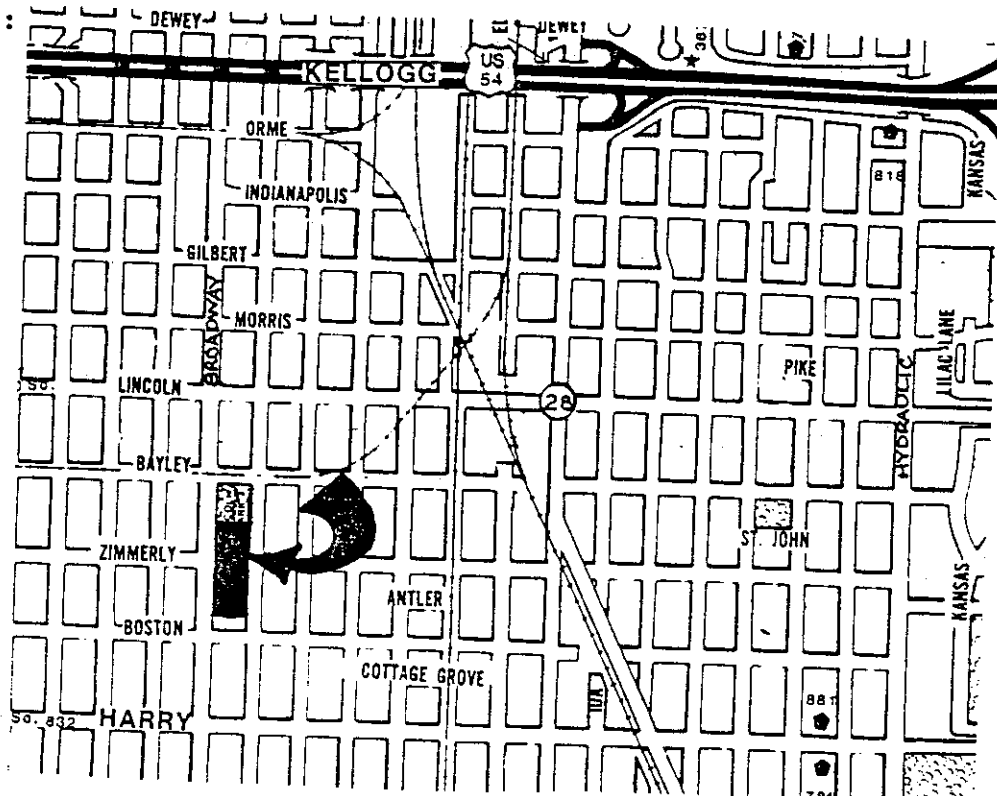
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.77 Acres

CURRENT ZONING: "LC" (west half) and "RB" (east half)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is proposing the vacation of Zimmerman between Broadway and Topeka. Property owners either side of this street one block to the east and west are being notified of this proposal. Numerous homes presently occupy the area of this plat, but these structures are expected to be removed before or shortly after completion of the plat. Zoning for this site is split, Broadway and "RB" (four-family) for the portion of the site along with "LC" (light-commercial) for the other half of the site along Topeka. No request has been made or is being required, however, for a change in this zoning.

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The applicant shall guarantee the abandonment and relocation of the sanitary sewer lateral which is not being covered by a utility easement. The final plat shall also indicate any needed utility easements required for this relocation. A temporary easement shall also be provided by separate instrument covering the existing sewer line and indicating that this easement will expire upon relocation of the involved sewer.

C. As this plat is proposing the vacation of Zimmerman from Broadway to Topeka, the closure of this street and the construction of sidewalk across this vacated street, at both the Broadway and Topeka intersections, shall be guaranteed.

D. The applicant shall guarantee the closure of those driveways in excess of the access control being plated.

E. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The applicant shall either dedicate utility easements to cover these utilities located both within the site (including the area of the alley vacation) and along the section of Zimmerman being vacated or make arrangements for the relocation of these utilities. For water lines, the applicant shall guarantee the relocation if easements are not provided, for all other utilities, arrangements shall be made with the respective utility companies (K.G. & E., Southwestern Bell and ARKLA) and letters submitted for the plat file indicating that satisfactory arrangements have been made to relocate any involved utilities.

- H. The final plat tracing shall indicate the amount of additional half-street right-of-way on Broadway and Topeka Avenue being dedicated by this plat.
- I. The engineer's text shall be amended to indicate that alley right-of-way is also being vacated by virtue of KSA 12-512(b).
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

April 6, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 2/23/89)

CASE NUMBER: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Immanuel Baptist Church, 1415 S. Emporia,
Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East of Broadway and north of Boston

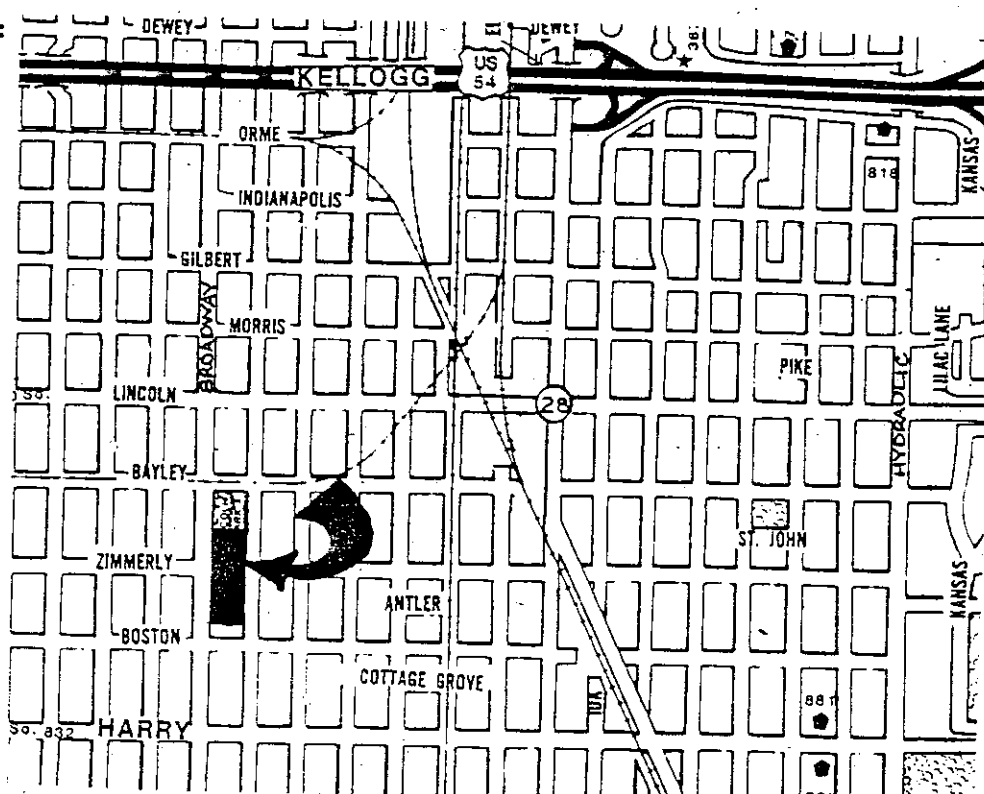
SITE SIZE: 5.77 Acres

NUMBER OF LOTS
Residential/Commercial: 1
Office:
Industrial:
Total: 1

MINIMUM LOT AREA: 5.77 Acres

CURRENT ZONING: "LC" (west half) and "RB" (east half)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is proposing the vacation of Zimmerly between Broadway and Topeka. Property owners either side of this street one block to the east and west are being notified of this proposal. Numerous homes presently occupy the area of this plat, but these structures are expected to be removed before or shortly after completion of the plat. Zoning for this site is split, with "LC" (light-commercial) for the portion of the site along Broadway and "RB" (four-family) for the other half of the site along Topeka. No request has been made or is being required, however, for a change in this zoning.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the abandonment and relocation of the sanitary sewer lateral which is not being covered by a utility easement. The final plat shall also indicate any needed utility easements required for this relocation. A temporary easement shall also be provided by separate instrument covering the existing sewer line and indicating that this easement will expire upon relocation of the involved sewer.
- C. As this plat is proposing the vacation of Zimmerly from Broadway to Topeka, the closure of this street and the construction of sidewalk across this vacated street, at both the Broadway and Topeka intersections, shall be guaranteed.
- D. The applicant shall guarantee the closure of those driveways in excess of the access control being platting.
- E. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall either dedicate utility easements to cover these utilities located both within the site (including the area of the alley vacation) and along the section of Zimmerly being vacated or make arrangements for the relocation of these utilities. For water lines, the applicant shall guarantee the relocation if easements are not provided, for all other utilities, arrangements shall be made with the respective utility companies (K.G. & E., Southwestern Bell and ARKLA) and letters submitted for the plat file indicating that satisfactory arrangements have been made to relocate any involved utilities.

- H. The final plat tracing shall indicate the amount of additional half-street right-of-way on Broadway and Topeka Avenue being dedicated by this plat.
- I. The engineer's text shall be amended to indicate that alley right-of-way is also being vacated by virtue of KSA 12-512(b).
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

IMMANUEL BAPTIST

Zimmerly Vacation

Before scheduling this plat for City Council review, the applicant shall submit, by separate instrument, a temporary street easement for the section of Zimmerly proposed for vacation by this plat. This easement shall indicate that Zimmerly will remain open for public use until such time as the street is needed for this site's development and the street is physically closed. This temporary street easement should indicate that upon such closing the easement will terminate. This document shall be submitted to the Planning Department for review and will be recorded with the plat.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 14, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION (and vacation of
Zimmerly Street between Broadway and Topeka.)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989 and the following condition:

Before scheduling this plat for City Council review, the applicant shall submit, by separate instrument, a temporary street easement for the section of Zimmerly proposed for vacation by this plat. This easement shall indicate that Zimmerly will remain open for public use until such time as the street is needed for this site's development and the street is physically closed. This temporary street easement should indicate that upon such closing the easement will terminate. This document shall be submitted to the Planning Department for review and will be recorded with the plat.

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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Immanuel Baptist Church, 1415 Emporia, Wichita, KS 67211
Don Folger, 234 S. Topeka, Wichita, KS 67202
Harold A. Coon, Norma Lee Coon, c/o Norma L. Showman
1149 Greenwood, Wichita, KS 67211
Bryson E. Mills, 1359 S. Broadway, Wichita, KS 67211
Xon Lowell Melvin Fesler, Virginia L. Fesler, 1352 S.
Market, Wichita, KS 67211
Paul E. Jamison, 1359 S. Emporia, Wichita, KS 67211
Unified School Dist. No. 259, 217 N. Water, Wichita, KS
67202
Leonard R. Frederick, c/o Iris Koehn, 401 University,
Wichita, KS 67213-6702
Jack McDermott, 7050 Milton Ct., Derby, KS 67037 6702
Leroy Ensign, c/o Julio Vaila, 1240 S. Topeka, Wichita, KS
67211 6702
Hazel J. Jewell, 521 E. Zimmerly, Wichita, KS 67211 6702
Mike Lindebak, City Engineer
Jerry Blain, Sewer Maintenance
Les Staudacher, 1429 S. Emporia, Wichita, KS 67211
Lucille & Robert Berry, 1417 S. Emporia, Wichita, KS 67211

Water Line / Driveway closures

NRW

7/27/89



By

Date

Page

Of

Letter of Credit Cost Estimate

BAUGHMAN COMPANY, P.A.

Re: Water Line Abandonment

Two 500 gal. off pumps
& cap.

2 @ \$750 = \$1500
500 = 1000

Total cost = \$1000 + \$500 = \$1500

Use a letter of credit.

Re: Driveway closures

19 total driveway existing on Bromway & York.

4 manholes / back street

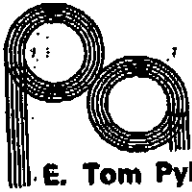
Required to close 11 driveways @ \$400 = \$4400

total cost : \$4500

Use a letter of credit.

6/Broz d
5/ipek z





E. Tom Pyle, Jr. & Associates, P.A.

FAX COVER SHEET

DATE: 7-13-98

TIME: _____

TO: VICKI HUANG

PHONE: 316-268-4501

FAX: 316-268-4114

FROM: E. TOM PYLE JR

PHONE: 316-241-0713

FAX: 316 241-3226

NO. OF PAGES INCLUDING THIS SHEET: 3

DIR: _____

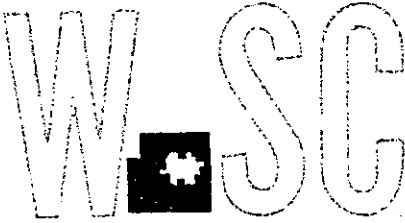
FN: _____

Message: *VICKI, We would like to drain thru street entrances #1, 2, 3, & 4. We could drain part of the east lot directly to STORM DRAIN A (3) & storm. Can you fax me a storm drain map or what do you suggest?*

THIS FACSIMILE CONTAINS CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED AND WHICH IS INTEND ONLY FOR THE USE OF THE ADDRESSEE(S) NAME ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS FACSIMILE, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY USE, DISSEMINATION DISTRIBUTION OR COPYING OF THIS FACSIMILE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL FACSIMILE TO US AT THE BELOW ADDRESS VIA THE U.S. POSTAL SERVICE.
THANK YOU!

TRANSMITTED BY: 

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 18, 1989

To: Immanuel Baptist Church Neighboring Property Owners

Re: S/D 89-7 - IMMANUEL BAPTIST CHURCH, request to vacate
Zimmerly Street between Broadway and Topeka

The above mentioned final plat proposes closing Zimmerly Street
between Broadway and Topeka. You, as a neighboring property
owner are receiving this letter to inform you that this plat is
scheduled for final public hearing before the Wichita City
Council on September 26, 1989.

Should you have any questions, please call me at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Immanuel Baptist Church, 1415 S. Emporia, 67211
Don Folger, 234 S. Topeka, 67202
Harold A. Coon, Norma Lee Coon, c/o Norma L. Showman, 1149
Greenwood, 67211
Bryson E. Mills, 1359 S. Broadway, 67211
Xon Lowell Melvin Fesler, Virginia L. Fesler, 1352 S.
Market, 67211
Paul E. Jamison, 1359 S. Emporia, 67211
Unified School Dist. No. 259, 217 N. Water, 67202
Leonard R. Frederick, c/o Iris Koehn, 401 University,
67213-6702
Leroy Ensign, c/o Julio Vaila, 1240 S. Topeka, 67211 6702
Hazel J. Jewell, 521 E. Zimmerly, 67211 6702
Les Staudacher, 1429 S. Emporia, 67211
Lucille & Robert Berry, 1417 S. Emporia, 67211
Jack McDermott, 7050 Milton Ct., Derby, KS 67037 6702
Jerry Blain, Sewer Maintenance
✓ Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 7, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-7 - IMMANUEL BAPTIST CHURCH ADDITION (and vacation of
Zimmerly Street between Broadway and Topeka.)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the abandonment and relocation of the sanitary sewer lateral which is not being covered by a utility easement. The final plat shall also indicate any needed utility easements required for this relocation. A temporary easement shall also be provided by separate instrument covering the existing sewer line and indicating that this easement will expire upon relocation of the involved sewer. The applicant shall also contact Sewer Maintenance to enact a hold harmless agreement that would be in affect for as long as the sewer line remains active. A copy of the signed agreement shall be provided for the plat file.
- B. As this plat is proposing the vacation of Zimmerly from Broadway to Topeka, the closure of this street, any associated drainage improvements and the construction of sidewalk across this vacated street, at both the Broadway and Topeka intersections, shall be guaranteed.
- C. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- D. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the

platting engineer. If these structures are not to be removed prior to completing this plat, the Sewer Maintenance Division shall be contacted to determine if a hold harmless agreement can be enacted to allow these structures to remain in the easements being granted until such time as these easements are needed. If such an agreement is acceptable to Sewer Maintenance a copy of the signed agreement shall be provided to Planning for the file.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall either dedicate utility easements to cover those utilities located both within the site (including the area of the alley) and along the section of Zimmerly being vacated or make arrangements for the relocation of these utilities. For water lines, the applicant shall guarantee their relocation and abandonment if easements are not provided. If these water lines are not to be abandoned prior to completion of this plat, temporary easement's shall be provided by separate instrument. These easements shall terminate upon relocation of the involved water lines. This dedication shall be approved by City Engineering and provided, for recording, to the Planning Department with the final plat tracing. For all other utilities, arrangements shall be made with the respective utility companies (K.G. & E., Southwestern Bell, KPL and ARKLA) and letters submitted for the plat file indicating that satisfactory arrangements have been made to relocate any involved utilities.
- G. The final plat tracing shall indicate the amount of additional half-street right-of-way on Broadway and Topeka Avenue being dedicated by this plat.
- H. On the final plat tracing a 5-foot utility easement shall be indicated along the east line of the plat.
- 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 89-7 Immanuel Baptist Church
Page 3

L. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 13, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Associate Planner

DL:sm

Enclosure

cc: Immanuel Baptist Church, 1415 Emporia, Wichita, KS 67211
Don Folger, 234 S. Topeka, Wichita, KS 67202
Harold A. Coon, Norma Lee Coon, c/o Norma L. Showman
1149 Greenwood, Wichita, KS 67211
Bryson E. Mills, 1359 S. Broadway, Wichita, KS 67211
Xon Lowell Melvin Fesler, Virginia L. Fesler, 1352 S.
Market, Wichita, KS 67211
Paul E. Jamison, 1359 S. Emporia, Wichita, KS 67211
Unified School Dist. No. 259, 217 N. Water, Wichita, KS
67202
Leonard R. Frederick, c/o Iris Koehn, 401 University,
Wichita, KS 67213-6702
Jack McDermott, 7050 Milton Ct., Derby, KS 67037 6702
Leroy Ensign, c/o Julio Vaila, 1240 S. Topeka, Wichita, KS
67211 6702
Hazel J. Jewell, 521 E. Zimmerly, Wichita, KS 67211 6702
Mike Lindebak, City Engineer
Jerry Blain, Sewer Maintenance

FAX TRANSMITTAL COVER SHEET

CITY OF WICHITA



DEPT. OF PUBLIC WORKS

City Engineer's Office

455 North Main, 7th Floor
Wichita, Kansas 67202

TO: Name: Tom Pyle
Company: _____
Phone: (316) 241-0713
Fax Number: (316) 241-3226

FROM: Name: Vicky Huang Date: 7/14/98
Phone: (316) 268-4236
Fax Number: (316) 268-4114

Number of pages including cover sheet: 6

COMMENTS: Info. as requested

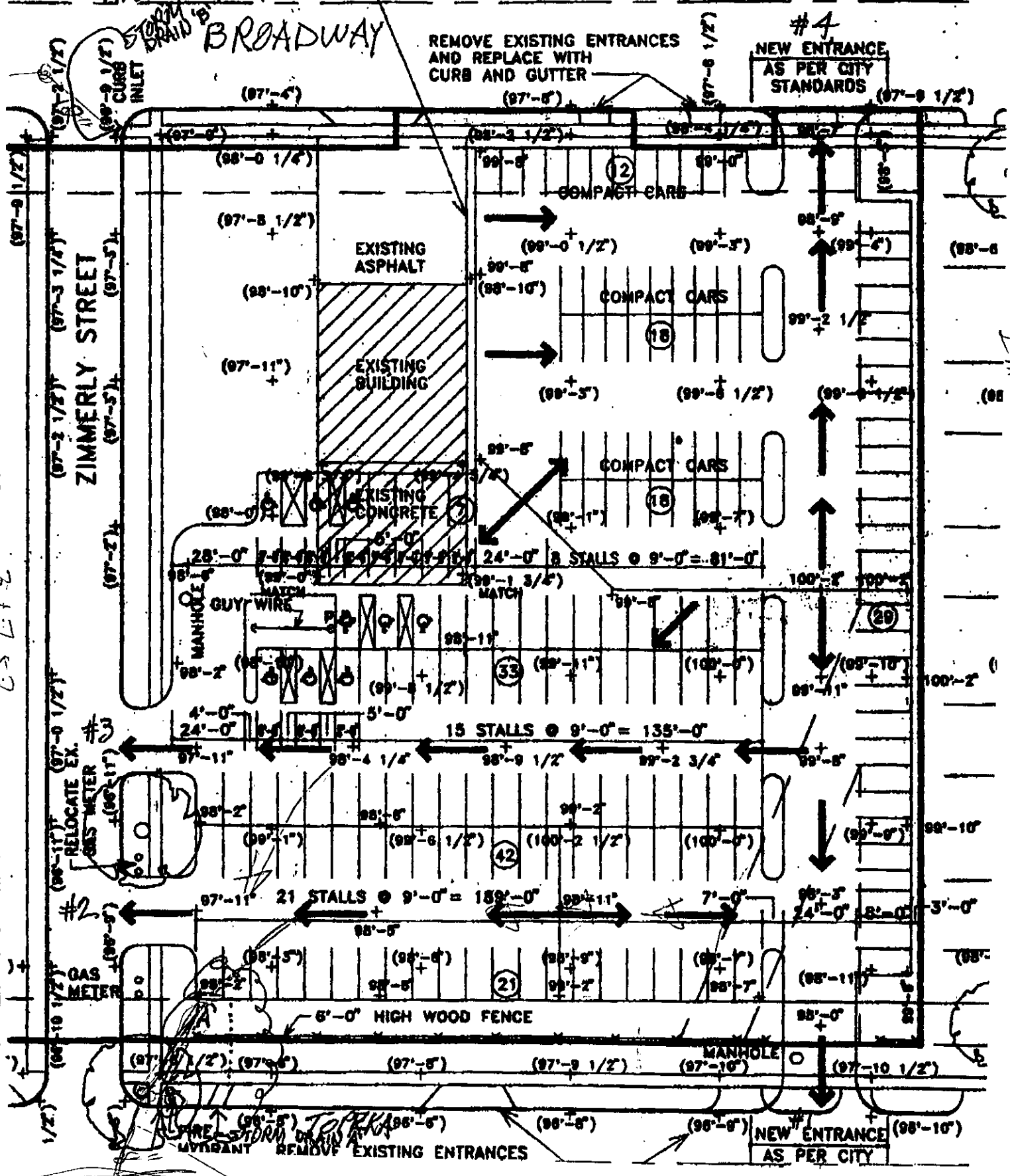
IMMANUEL BAPTIST
415 S TOPEKA

PROVIDE TRANSITION FOR
TRAFFIC TO EXISTING ASPHALT

STORM DRAIN
BROADWAY

REMOVE EXISTING ENTRANCES
AND REPLACE WITH
CURB AND GUTTER

#4
NEW ENTRANCE
AS PER CITY
STANDARDS



3-1-7-57

IMMANUEL BAPTIST

A-3
44

Plans Approval Requirement

Project: Immanuel Baptist Church, parking lots, 1415 S. Topeka, 98-011768


Date: 7-1-98

Page: 3

SPECIFIC ITEMS:

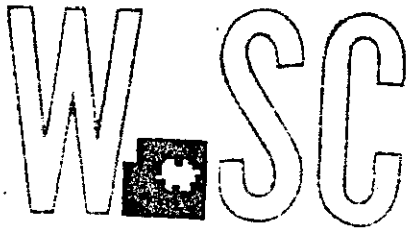
Site requirements:

- *6. All exterior work must have detailed plans approved by the Historic Preservation Board prior to issuance of any permits. Contact: Jeff Tully, Historic Preservation Planner, with the Metropolitan Area Planning Department @ 268-4421.
 - *7. Parking in residentially zoned districts is not allowed to cross setbacks. Only ingress and egress drives are allowed in these districts, circulation aisles and parking spaces are not permitted. The plans indicate the following violations:
 - 1) The 15' platted setback on the west side of Topeka
 - 2) The 25' zoning setback east of Topeka
 - 3) The 25' zoning setback on the west side of Emporia.
 - *8. The property is subject to Chapter 10.32 of the Code of the City of Wichita (landscape ordinance). Four copies (seven copies for projects located within a C.U.P.) of the required landscape plan should be submitted to the Metropolitan Area Planning Department (10th Floor) for review and approval. Contact the Planning Department at 268-4421 for requirements or questions.
 - *9. Per the Wichita Zoning Ordinance, screening is required on the perimeter of all parking which is adjacent to residentially Zoned property. Screening shall be at a height between six and eight feet. Submit revised plans to comply.
 - *10. Per Public Works Department policy: Sites larger than 3/4 acre cannot allow stormwater run-off to drain via vehicle approaches. Catch basins or inlets are required on the property and are to be connected to the city storm sewer. Contact the Department of Public Works, Engineering Division, 268-4501.
- *Provide prior to issuance of building permit.


Matthew B. Lee
Building Plans Examiner

7-8-98
Date

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 22, 1991

Immanuel Baptist Church
1415 Emporia
Wichita, KS 67211

Re: Letters of Credit guaranteeing closing of driveways and
abandoning a water line required with the platting of
Immanuel Baptist Church Addition.
S/D 89-7 (Credit Number(s) 100155B).

Dear Mr. Gentlemen:

When you platted the Immanuel Baptist Church Addition in
September 1989, you submitted a Letters of Credit from Kansas
State Bank & Trust Co. in the amount of \$4500.00 and \$1500.00 as
guarantee that the above-referenced improvements would be made.

Since the improvements are not yet completed, we can authorize a
one-year extension of time to complete the required
improvements provided an amendment is submitted from the bank
which references the following:

1. A new project completion or default date of April 14,
1992.
2. A new negotiation or expiration date of June 14, 1992.
3. An updated dollar amount of \$4950.00 and \$1650.00.

The amendments should be submitted to this office and addressed
to my attention. A processing fee of \$50.00 is required when
amendments are submitted. Please contact the bank and authorize
the amendments.

Should you have any questions about what is needed, please call
me at 268-4421. Action on your part is imperative in order to
avoid default on your guarantee and damage to your credit rating.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

cc: Kansas State Bank & Trust Co., Attn: Arnold D. Grey,
President, 123 N. Market, Wichita, KS 67212
Baughman Company, 315 Ellis, Wichita, KS 67211
Don Folger, 234 S. Topeka, Wichita, KS 67202
Mike Lindebak, City Engineer



PUBLIC WORKS - ENGINEERING

FAX TRANSMITTAL

DATE: 10/15/03

FROM: Jan Long (268-4430)

TO: Jason Edwards

Phone: 268-2105

Fax: 268-3110

SUBJ: Staff Report -

See the City's web site at www.wichita.gov

Number of pages including cover 4

See note "G"

City Engineer's Office
 City of Wichita
 455 N. Main, 7th Floor
 Wichita, Kansas 67202
 Office-316-268-4501
 Fax-316-268-4114