

S/D No.: 86-72 Name: WORLD IMPACT ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: On the south side of 13th Street North, in an area east of Yale Street.

Owner: World Impact, Inc., c/o John Arnold, 1454 N. Volutsia, Wichita, KS 67214

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 9.9 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 47,853.89 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "LC" and "B" (Z-2789)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2789) requesting "B" to "LC" for Lot 1 has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway approach to 13th Street North that is within the area of "complete access control" being granted by this replat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. Since the approval of the preliminary plat in September, the applicant's agent has met with both the City Engineer's staff and the Traffic Engineer regarding modification of the vacated Gardner Street return at 13th Street North. It has been agreed that the vacated return need not be closed or reconstructed, however, the applicant is advised that it is his responsibility to properly sign the vacated street as a "private drive" and not a public street.
- F. 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.
- G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the indicated drainage easements satisfactory and are any drainage guarantees required?

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NOTE: The applicant's associated zone case (Z-2789) requesting "B" to "LC" for Lot 1 has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway approach to 13th Street North that is within the area of "complete access control" being granted by this replat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, distances and bearings shall be provided for the perimeter of the utility easements being granted to cover existing utilities located in vacated Gardner Drive right-of-way.
- E. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- F. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- J. The applicant or his agent shall be prepared to discuss, with the Subdivision Committee, the amount of building setback that can be platted from 13th Street North.