

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE August 21, 1985

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Debacker's First Addition
Mizpah Baptist Church Addition ✓

The drainage plans are approved for the above-referenced plats.

Sanitary sewer service to Lot 1, Mizpah Baptist Church Addition, will need to be guaranteed.



Chris Breitenstein
Civil Engineer III

CB:gr

cc: T. L. Daniel, Terra Tech
Plat Files

Pre-Sub May 23

5/21/85
Water

1. Orville Brown Utility Esmt. Vacation. No Water Problem
2. Chaney & Fleming Street R/W Vacation. Existing 2" U.L. in Carol. No Water Line in R/W to be vacated. No Problem.
3. The Pines (Jamesburg Park 2nd Addition). No U.L. in sewer easement.
4. Midtown Fourth Addition. U.L. shown on plot. No water problems. All proposed lots ^{adjacent to water mains} ~~are served from the~~
5. Farrow 2nd Addition. U.L. shown on plot. All proposed lots ~~are served~~ are adjacent to water main
6. Pine Bay Estates. No water mains to site. Nearest water main ends S. of Campus on Hydraulic (N. of 55th St. S.) or West of Terrapine on 55th St. S. Note: Interest has been expressed as to the feasibility of extending city water to the general area. Possible to set up a supply line Benefit District for main extension.
7. Barnards Second Addition. Existing 2" U.L. in Elizabeth Proposed lot is adjacent to U.L.
8. MIRIAM Baptist Church Addition. Item A. Main to be extended as necessary
9. Debackers First Addition. All lots adjacent to water mains.
10. Berlin Utility Esmt. Grant. Existing U.L. in Douglas. No U.L. in proposed easement. No water problem.
11. Thirteen and Rock Land Partnership Dedication of Street R/W. Existing 12" U.L. in 13th. No U.L. in Rock. No problems.
12. Other Matters.

S/D No.: 84-121 Name: MIZPAH BAPTIST CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/23/85

DESCRIPTION

General Location: Between Hydraulic Avenue and Minneapolis in an area south of 12th Street North.

Owner: Peerless Princess Lodge #243, Mizpah Baptist Church and N. B. Farha.
Surveyor/Engineer: T. L. Daniel, Land Surveyor

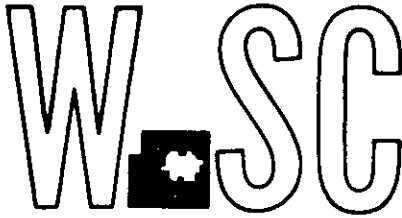
1. Gross Acreage of Plat: 1.6 Acres
 2. Number of Lots:
 - Residential: 3
 - Office:
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 5,500 Sq. Ft. ±
 4. Existing Zoning: "B"
 5. Proposed Zoning: "B"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to serve the Lots 1 and 2.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee the closure of, or the reconstruction to private driveway standard, the vacated alley and street approaches to 12th Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. The final plat tracing shall indicate the following building setbacks:
 1. 20-foot front yard setback from 12th Street on Lots 1, 2 and 3.
 2. 15-foot sideyard setback from Hydraulic on Lot 1 and from Minneapolis on Lot 3.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. 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. Specifically, are any drainage guarantees required with this plat?

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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 23, 1985

T. L. Daniel
Terra Tech
245 W. Dewey
Wichita, KS 67202

Re: S/D 84-121 - Final Plat of Mizpah Baptist Church Addition.

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to submitting this plat for Board of City Commission review, the applicant shall meet with the Water Department to be sure the required public water line easement has been indicated at a location acceptable to the Water Department. The plat's text shall be amended to reference the platting of the public water line easement.
- B. The applicant shall guarantee the converting of the existing sanitary sewer "observation hole" to a standard manhole.
- C. Prior to submitting this plat for Board of City Commission review, the applicant shall resolve with City Engineering the need for a guarantee to extend sanitary sewer to serve Lot 1. If a guarantee is not required, a memorandum so specifying shall be obtained.
- D. The applicant shall guarantee the closure of, or the reconstruction to private driveway standard, the vacated alley and street approaches to 12th Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

C
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Y

T. L. Daniel

Terra Tech

Re: S/D 84-121 - Final Plat of Mizpah Baptist Church Addition.

May 23, 1985

Page 2

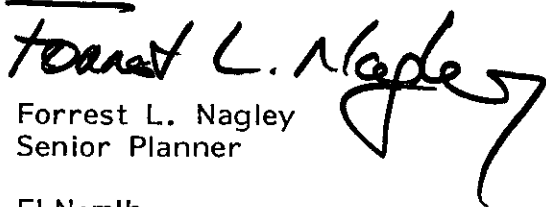
- G. The final plat tracing shall indicate the following building setbacks:
1. 20-foot front yard setback from 12th Street on Lots 1, 2 and 3.
 2. 15-foot sideyard setback from Hydraulic on Lot 1 and from Minneapolis on Lot 3.
- H. In order for the perimeter of this plat to close, the applicant is advised that the final plat tracing will need to indicate bearings and distances for the south line of the plat and will need to omit the platting of "plus or minus" distances for the plat's dimensions.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, May 30, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

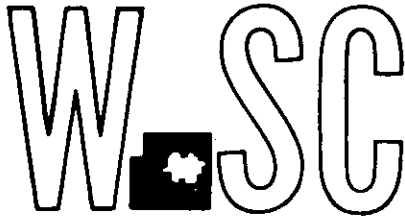

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Peerless Princess Lodge #243, c/o Lawrence P. Jackson, 1658 N. Hydraulic,
Wichita, KS 67214
Mizpah Baptist Church, c/o Rev. W. H. Rice, 2349 Prince, Wichita, KS 67219
N. B. Farha, et al, 640 N. Main, Wichita, KS 67203
✓Mike Lindebak, City Engineer
Mike Withrow, Water Department

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4661



May 30, 1985

T. L. Daniel
Terra Tech
245 W. Dewey
Wichita, KS 67202

Re: S/D 84-121 - Final Plat of Mizpah Baptist Church Addition.

Dear Mr. Daniel:

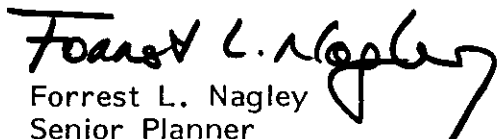
At the regular meeting of the Metropolitan Area Planning Commission on May 30, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 23, 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 plat.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,


Forrest L. Nagley
Senior Planner

FLN:mlh

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Wichita, KS 67214
Mizpah Baptist Church, c/o Rev. W. H. Rice, 2349 Prince, Wichita, KS 67219
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✓ Mike Lindebak, City Engineer

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KAUFMAN'S SUBDIV

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