

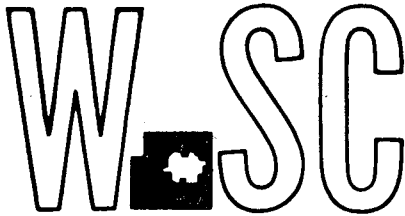
Pre-Sub June 5, 1986

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1. Boeing Military Airplane Co. Vacation of St. R/W
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of NR 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in Hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, whichever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (Item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 6, 1986

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Preliminary Plat S/D 86-52 - ESTE CATE SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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 attempt to obtain a valid petition for the paving of Denker Street from Hydraulic to Victoria. If the applicant cannot obtain a valid petition, then he shall request in writing that the City Commission order in the pavement as a missing link between two sections of existing pavement as provided for by K.S.A. 12-6a04. This written request shall accompany this plat to the City Commission.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- 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 shall indicate the platting of "access control except for one opening" to Hydraulic, across the east line of this plat.
- F. 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.
- G. The final plat shall indicate angles or bearings for the perimeter of this plat.

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Preliminary Plat S/D 86-52 - ESTE CATE SECOND ADDITION
Page 2

- H. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- I. On the final plat, the north/south dimension of the proposed contingent street dedication shall be reduced from 12 feet to 6 feet.
- J. On the final plat, the plat's text shall reference that the contingent street dedication is dedicated to the public, contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- K. The final plat shall label the centerlines of the adjacent roads.
- L. The final plat shall indicate a 20-foot wide utility easement to cover the sanitary sewer line stubbing into proposed Lot 2.
- 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 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).

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

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

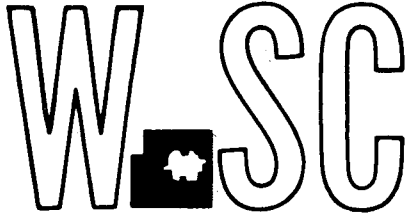
cc: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216
Mike Lindebak, City Engineer

Prc Sub 9-11-36

1. Arbah M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Esmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Central. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No water problem.
10. Holtman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, meters to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers SpringHollow 3rd and has been assigned 448-76-245-88146-200-000-001 under MAPD-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardeners. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesk Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
 - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)
Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNL thru 217 N Minneapolis. No water problem.
 - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

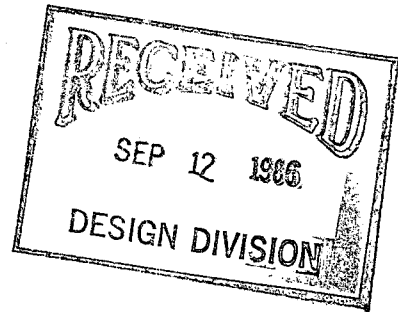
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 12, 1986



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 86-52 - ESTE CATE SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, 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 attempt to obtain a valid petition for the paving of Denker Street from Hydraulic to Victoria. If the applicant cannot obtain a valid petition, then he shall request in writing that the City Commission order in the pavement as a missing link between two sections of existing pavement as provided for by K.S.A. 12-6a04. This written request shall accompany this plat to the City Commission.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- 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 tracing, the centerlines of the adjacent streets shall be labeled.
- E. The platlor's test shall be amended to state that the access controls are being dedicated to the City of Wichita.
- F. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Final Plat S/D 86-52 - ESTE CATE SECOND ADDITION
Page 2

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, September 18, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216
~~Mike~~ Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

February 8, 1990

STAFF REPORT
(Revised final; Previous final approved by MAPC 9/18/86)

CASE NUMBER: S/D 86-52 - ESTE CATE SECOND ADDITION

OWNER/APPLICANT: Indian Southern Baptist Church, 1550 Denker,
Wichita, KS 67216

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: North side of Denker, between Hydraulic and
Victoria

SITE SIZE: 2.57 Acres

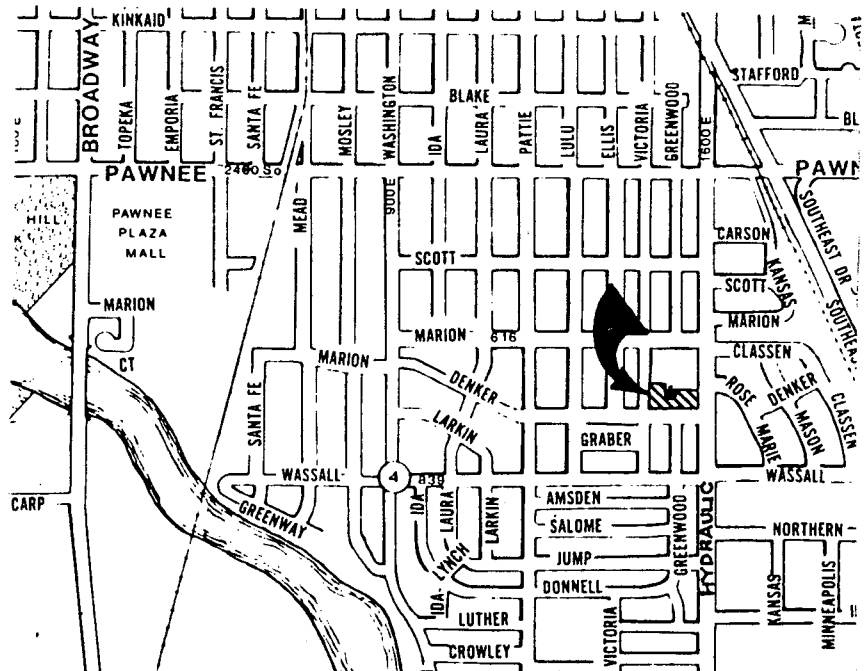
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 30,600 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Since the last action taken on this plat was over three years ago, September 18, 1986, the case file was closed. At the request of the applicant the case file has been reopened.
- A. The applicant shall attempt to obtain a valid petition for the paving of Denker Street from Hydraulic to Victoria. If the applicant cannot obtain a valid petition, then he shall request in writing that the City Commission order in the pavement as a missing link between two sections of existing pavement as provided for by K.S.A. 12-6a04. This written request shall accompany this plat to the City Commission.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - 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 submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
 - F. The final plat tracing shall reference Wayne L. Brinegar as Chairman of the Planning Commission in the MAPC signature block. Also, a line for placing the date approved by the MAPC shall be provided.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - H. Recording of the plat within 30 days after approval by the City Council.
 - I. 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.
 - 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. 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?

SEDGWICK COUNTY



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

February 8, 1990

Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67211

Re: S/D 86-52 - ESTE CATE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1990, 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 extension of sanitary sewer to serve Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- D. The final plat tracing shall reference Wayne L. Brinegar as Chairman of the Planning Commission in the MAPC signature block. Also, a line for placing the date approved by the MAPC shall be provided.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.
- 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.

S/D 86-52 Este Cate 2nd
Page 2

H. 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.

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, February 15, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Indian Southern Baptist Church, 1550 Denker, Wichita, KS
67216
Mike Lindebak, City Engineer