

S/D No.: 86-52 Name: ESTE CATE SECOND ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 6-5-86

DESCRIPTION

General Location: North side of Denker, between Hydraulic and Victoria.
Owner: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 2.57 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 30,600
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Denker, adjacent to the south line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate the platting of "access control except for one opening" to Hydraulic, across the east line of this plat.
- 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 final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. 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).
- H. On the final plat tracing, the north/south dimension of the proposed contingent street dedication shall be reduced from 12 feet to 6 feet.
- I. On the final plat, the platlor'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.
- J. The final plat shall label the centerlines of the adjacent roads.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-52 Name: ESTE CATE SECOND ADDITION

Preliminary Approved: 6/5/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: North side of Denker, between Hydraulic and Victoria.
Owner: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.57 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 30,600
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- 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. On the final plat tracing, the centerlines of the adjacent streets shall be labeled.
- F. The platting test shall be amended to state that the access controls are being dedicated to the City of Wichita.
- G. 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).
- 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 any drainage guarantees required?