

PLAT NO. S/D 84-28 MAP NO. 5848 B
NAME ST. GEORGE ADDITION

LOCATION: North of Central at the end of Brookside
Parkway, 1/4-mile west of Woodlawn

ENGINEER Bill G. Yung Design

OWNER St. George Orthodox Church

APPLICATION FILED 3-16-84

SKETCH PLAT FILED _____

PRELIMINARY FILED 3-16-84

S/D ACTION 3-29-84 *approved*

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

ECC ACTION _____

RECORDED _____

REMARKS _____

3/16/90 File closed

S/D 84-28 - ST. GEORGE ADDITION
Bill C. Yung Design - North of
Central at the end of Brookside
Parkway 1/2 mile west of Woodlawn.
Map. 3648E

POSTED 3-27-84 KCL



ACTION

S/D COMMITTEE (Gordon) opened DATE 3-29-84

M.A.P.C. _____

C.C./B. CO. C. _____

3/16/90 File closed

SEDGWICK COUNTY



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

January 2, 1990

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 84-28 - ST. GEORGE ADDITION

Gentlemen:

On March 16, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on March 29, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: St. George Orthodox Church, 210 S. Walnut, Wichita, KS
67213

FILE COPY

June 3, 1986

Father Anthony Scott
St. George Orthodox Church
210 South Walnut
Wichita, Kansas 67207

RE: Letters of Credit guaranteeing the construction of a concrete and iron decorative wall, a landscape buffer and irrigation system. Associated Cases: DP-126 - Central Avenue Plaza Community Unit Plan and S/D 83-11 - Central Avenue Plaza Addition. (Credit No's. 1338 & 1339).

Dear Father Scott:

*still
in
process
of
plating -
St.
George
Addn.*

When the Central Avenue Plaza Addition was platted in June, 1983, requirements were made for the completion of the above-referenced improvements. You agreed to assume responsibility for the completion of those improvements when this tract was donated to the St. George Orthodox Church. The Letters of Credit are in the amounts of \$17,310 and \$5,185 as guarantee that the improvements would be completed by June 1, 1986, with an expiration date of August 1, 1986.

Central Inspection Division has advised us that, as of this date, the required improvements have not been completed. The landscaping and irrigation improvements are nearly complete, but it is necessary that the trees and irrigation be extended further to the south to meet the criteria of the guarantee. In this regard, please notify us if this work has been completed since or make the necessary arrangements to have the work completed by July 1, 1986.

In addition, we are familiar with the drainage conditions that have held up the wall construction. Alternatives to resolve the drainage problems from the Murdock cul-de-sac are presently being considered by the City. However, action on your part is necessary to avoid collection of this letter of credit. Please contact us if you would like to request an extension of time for your Letter of Credit or we will have no choice but to initiate the process for collection on the guarantee.

Father Anthony Scott
Page 2
June 3, 1986

Should you have any questions about this matter, please call.

Sincerely,

Barbara Bonanni
Senior Planner

BB:blw

cc: Tom Jacob, Architect, 2424 North Woodlawn, Wichita, KS. 67220
Anna Anderson, International Bank IV, P.O. Box 4, Wichita, KS. 67201
Monty Robson, Superintendent, Central Inspection Division
Mike Lindebak, Interim Director of Planning

WICHITA-SEDGWICK COUNTY .

Date: June 20, 1985

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Mike Lindebak, City Engineer
FROM: Robert A. Lakin, Director of Planning
SUBJECT: S/D 84-28 - St. George Addition

In my discussions with the neighbors, especially Charles Black and Freedman, on the landscaping issue for the St. George Addition/Solomon plat, the issue of adequate drainage continues to come up. I continue to point out that we don't do anything until we have a plat recorded and the guarantees put in. They continue to argue that there are at least four drainage crossings over the St. George tract. I see only two mentioned in the plat; this being an extension of Murdock and also as a 20-foot extension towards the south, I assume adjacent to the Pioneer Balloon building. Black keeps mentioning an extension of the street and the townhouse development as being a third one, and what I gather to be a fourth one at the very southerly end of the plat. My discussion with you on this earlier, Mike, indicated that there were three also. Please give particular attention when this plat comes back for final, that the drainage has been fully examined and is totally defensible under attack at the City Commission level.

Robert A. Lakin
Director of Planning

RAL:rme

cc: Jack H. Galbraith, Chief Planner, Current Plans Division
Forrest Nagley, Senior Planner, Current Plans Division

WICHITA-SEDGWICK COUNTY

Date: June 20, 1985

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Director of Planning

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Robert A. Lakin
Director of Planning

RAL:rme

cc: Jack H. Galbraith, Chief Planner, Current Plans Division
Forrest Nagley, Senior Planner, Current Plans Division

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 18, 1984

*St George
addition*

TO: Donald C. Gisick, City Clerk
FROM: Jack H. Galbraith, Chief Planner, Current Plans
SUBJECT: Letters of Credit associated with CENTRAL AVENUE PLAZA
and DP-126 CENTRAL AVENUE PLAZA COMMERCIAL C.U.P.

On May 17, 1983, the City Commission approved the plat of CENTRAL AVENUE PLAZA subject to submission of guarantees for the construction of a masonry wall and the planting of a landscape area on the unplatted piece of property immediately to the east of the plat. We forwarded those letters of credit to you on June 7, 1983.

Subsequent to the submission of the letters of credit, the owner donated the unplatted tract to the St. George Orthodox Church. That church agreed to construct the wall, plant the landscaping and provide maintenance. The church site is currently being platted as the ST. GEORGE ADDITION.

The original letters of credit were to expire June 1, 1984. The St. George Orthodox Church requested the City Commission to extend the expiration date to June 1, 1985. On May 1, 1984, the City Commission approved the extension to June 1, 1985, and authorized the issuance of building permits on lots 2 and 3, CENTRAL AVENUE PLAZA ADDITION, subject to the submission of revised letters of credit.

The revised letters of credit are attached. Also attached is a copy of the deed transferring ownership to the church and a copy of the covenant regarding maintenance of the wall and landscaping. Please put these revised letters of credit on the clerk's agenda for May 22, 1984, with the recommended action being to "receive and file the letters of credit".

After the revised letters of credit have been accepted, you may release the original letters of credit at the request of the purchaser or the bank. Although the new letters of credit are associated with the property being platted as ST. GEORGE ADDITION, I would recommend that the revised letters of credit be filed under the CENTRAL AVENUE PLAZA ADDITION, since the wall and landscaping were requirements of that plat.

If you have any questions, please call.

JHG
Jack H. Galbraith
Chief Planner

JHG:ADC:blw

Attachments

cc: Robert B. Feldner, Superintendent of Central Inspection
Karl Solomon, 5900 East Central, Wichita, KS. 67208

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Trust Company
(Name and address of bank)

DATE: May 7, 1984

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 17,310.00 for the account of St. George Orthodox Church

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 1, 1985, or before issuance of Building Permits on (6) Lots 2 and 3, Block 2, whichever is first.

1. 585 Lineal feet of concrete and iron decorative wall east of the dedicated drainage.
- 2.
- 3.

in Central Avenue Plaza, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under The Fourth

National Bank & Trust Co., Wichita, Credit No. 1338, dated May 7, 1984"
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.


Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 1, 1985
(insert a date at least 60 days from the date on line 6)

Very truly yours,

(CORPORATE SEAL)

Fourth National Bank & Trust Co., Wichita
(Name of bank)

By 
(Authorized signature)
(Also type or print name below)
Anna R. Anderson
International Services Officer

IRREVOCABLE LETTER OF CREDIT

The Fourth National Bank & Trust Company
(Name and address of bank)

DATE: May 7, 1984

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 5,185.00 for the account of St. George Orthodox Church

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 1, 1985 or the first planting season after construction within the (6) dedicated drainage, whichever is first

1. Landscape buffer east of the drainage dedication.
2. Irrigation system to water said landscape bugger.
- 3.

in Central Avenue Plaza, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under The Fourth

National Bank & Trust Co., Wichita Credit No. 1339, dated May 7, 1984."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before August 1, 1985

(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,

Fourth National Bank & Trust Company
(Name of bank)

By Anna R. Anderson
(Authorized signature)

(Also type or print name below)
Anna R. Anderson

GENERAL WARRANTY DEED

THIS INDENTURE, made this 7th day of May, A.D., 1984,

between Karl Solomon and Barbara Solomon, his wife,

of Sedgwick County, in the State of Kansas, of the first part, and

St. George Orthodox Church, Inc.,

of Sedgwick County, in the State of Kansas, of the second part.

This space reserved for Register of Deeds

WITNESSETH, that the said part ies of the first part, in consideration of the sum of No Dollars; that is to say, this deed constitutes a gift; ~~to the said part Y of the second part~~ its heirs and assigns all the following-described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:

Commencing at the Southwest corner of the N 1/2 of the SE 1/4 of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E for a distance of 327.05 feet along the West line of said SE 1/4; thence N 89°57'36" E for a distance of 1044.03 feet along the North line of Central Avenue Plaza to a point on the East line of the drainage dedication, being the point of beginning; thence S 40°48'07" E along the East line of said drainage dedication for a distance of 154.23 feet; thence S 4°33'54" E along the East line of said drainage dedication for a distance of 189.69 feet; thence S 10° 35'04" E along the East line of said drainage dedication for a distance of 634.70 feet; thence S 89°53'54" E for a distance of 53.97 feet to a point on the East line of the W 1/2 of said SE 1/4; thence N 0°01'38" W along the east line of the W 1/2 of said SE 1/4; for a distance of 930.04 feet; thence S 89°57'36" W for a distance of 285.99 feet to the point of beginning;

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining forever.

And said grantors for themselves and for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said part Y of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever: Except easements, restrictions and covenants of record and except taxes for the year 1984, and subsequent years;

and that they will WARRANT AND FOREVER DEFEND the same unto said part Y of the second part, its heirs and assigns, against said part ies of the first part their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said part ies of the first have hereunto set their hands the day and year first above written.

Karl Solomon
Barbara Solomon

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, that on this 7th day of May, A.D., 19 84, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Karl Solomon and Barbara Solomon, his wife, who are personally known to me to be the same person S who executed the within instrument of writing and such person S duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official seal the day and year above written.

WALTER J. HICKERSON
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appointment Expires 3-29-86

Walter J. Hickerson
Walter J. Hickerson Notary Public

AMENDED COVENANT

The Covenant affecting unplatted area lying immediately adjacent to, and on the east side of, Central Avenue Plaza, an Addition to Wichita, Sedgwick County, Kansas, dated May 16, 1983, recorded May 26, 1983, in Film 586, Page 617, as Document No. 6 32819, in the office of the Register of Deeds of Sedgwick County, Kansas, is hereby amended to read as follows for the sole purpose of correcting the legal description:

THIS DECLARATION, made this 16th day of May, 1983, by KARL SOLOMON and BARBARA SOLOMON, his wife, hereinafter called "Grantors".

W I T N E S S E T H :

WHEREAS, Grantors are the owners of all the land being platted as Central Avenue Plaza, an addition to Wichita, Sedgwick County, Kansas, and also of all the unplatted land lying immediately adjacent thereto on the east, said unplatted land being more particularly described as follows, to-wit:

MICROFILMED
OF RECORD

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT

JAN 18 1984

6 71564

NO. 6
BETTE F. MCCARTY
REGISTER OF DEEDS

*Pat Kettler
Deputy*

Commencing at the Southwest corner of the N 1/2 of the SE 1/4 of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E for a distance of 327.05 feet along the West line of said SE 1/4; thence N 89°57'36" E for a distance of 1044.03 feet along the North line of Central Avenue Plaza to a point on the East line of the drainage dedication, being the point of beginning; thence S 40°48'07" E along the East line of said drainage dedication for a distance of 154.23 feet; thence S 4°33'54" E along the East line of said drainage dedication for a distance of 189.69 feet; thence S 10°35'04" E along the East line of said drainage dedication for a distance of 634.70 feet; thence S 89°53'54" E for a distance of 53.97 feet to a point on the East line of the W 1/2 of said SE 1/4; thence N 0°01'38" W along the east line of the W 1/2 of said SE 1/4; for a distance of 930.04 feet; thence S 89°57'36" W for a distance of 285.99 feet to the point of beginning;

and,

WHEREAS, one of the requirements in connection with the platting of Central Avenue Plaza is the construction of a six foot concrete wall, together with certain landscape plantings on the unplatted area described hereinabove; and

WHEREAS, the City of Wichita, in connection with the approval of the plat of Central Avenue Plaza, considers it to be in the public interest to require assurance that the concrete wall and landscape plantings within said unplatted area, in accordance with a landscape and screening plan approved by the

Richard B. Clauwing
Box 405
67201

7.18

Director of the Metropolitan Area Planning Department, will be continuously maintained in the future at no cost to the public or the City of Wichita;

NOW, THEREFORE, Grantors hereby declare that said unplatted property described as follows, to-wit:

Commencing at the Southwest corner of the N 1/2 of the SE 1/4 of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E for a distance of 327.05 feet along the West line of said SE 1/4; thence N 89°57'36" E for a distance of 1044.03 feet along the North line of Central Avenue Plaza to a point on the East line of the drainage dedication, being the point of beginning; thence S 40°48'07" E along the East line of said drainage dedication for a distance of 154.23 feet; thence S 4°33'54" E along the East line of said drainage dedication for a distance of 189.69 feet; thence S 10°35'04" E along the East line of said drainage dedication for a distance of 634.70 feet; thence S 89°53'54" E for a distance of 53.97 feet to a point on the East line of the W 1/2 of said SE 1/4; thence N 0°01'38" W along the east line of the W 1/2 of said SE 1/4; for a distance of 930.04 feet; thence S 89°57'36" W for a distance of 285.99 feet to the point of beginning;

shall be and the same is hereby subjected to the following covenants, to-wit:

The six foot concrete wall and the landscape plantings to be placed in the above described property as a requirement of the platting of Central Avenue Plaza, an Addition to Wichita, Sedgwick County, Kansas, shall be maintained by the owner(s) of the above described real property. Such maintenance shall be the sole responsibility of such owner(s), without expense to any public or governmental body or agency. This covenant is for the benefit of the above described property and the City of Wichita and of all properties lying within a distance of two hundred feet to the east of the east boundary of the above described property, and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owners thereof. If any owner of the above described property, now or in the future, shall fail to comply with, or violate, any of the covenants herein set out, it shall be lawful for the City of Wichita or for any other person or persons owning any lot, piece or parcel of real property lying

within the benefit area above described, to prosecute in any court of competent jurisdiction, any proceeding at law or in equity against the person or persons so failing to comply with, or violating, or attempting to violate, any such covenant. Any such proceeding may be brought for the purpose of obtaining compliance with said covenants, and/or to prevent the violation thereof, and/or to recover damages for failure to comply with or for violating said covenants.

As an additional remedy in the event the concrete wall and landscape plantings are not properly maintained by the owner of the above described property, the City of Wichita or its designee may enter into and upon the premises and perform the required maintenance, the cost of which shall be assessed against said property and may be established and treated as liens thereon in the same manner as special assessments.

The governing body of the City of Wichita shall have the sole and absolute right hereafter and in the future to release the aforescribed property and the owner(s) thereof from the requirements and burdens of this covenant in the event changing conditions or events should, in the opinion of said governing body, warrant such release.

EXECUTED the day and year first above written.

Karl Solomon
Karl Solomon
Barbara Solomon
Barbara Solomon

STATE OF KANSAS, COUNTY OF SEDGWICK, ss.:

BE IT REMEMBERED, that on this 15th day of December, 1983, before me the undersigned, a Notary Public, in and for the county and state aforesaid, came Karl Solomon and Barbara Solomon, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Walter J. Hickerson
Notary Public

My Appointment Expires:

March 29, 1986

WALTER J. HICKERSON
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appointment Expires 3-29-86

DATE: March 29, 1984

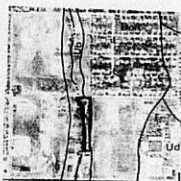
PROPERTY NAME: St. George Addition

LOCATION: North of Central at the end of Brookside Parkway, 1/4 mile west of Woodlawn

MAILED TO: Bill G. Yung Design
8225 E. 35th North
Wichita, KS 67226

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedewick County
Metropolitan Area Planning
Commission



Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ub	II	Urban land-Elandco complex	Nearly level, well drained Elandco soils on smooth, flat terraces and flood plains. The Urban land and Elandco soil are so intricately mixed or are in areas so small in size that it is not practical to separate them mapping. Permeability is moderate through the Elandco soil, and ranges from slightly acid to moderately alkaline below the surface layer.	

SCCD-CONS-5 (Rev. 9-79)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ub	II	Urban land- Elandco complex	Dwellings Local Roads & Streets Small Com- mercial Buildings Parks & Playgrounds	Severe Severe Severe Moderate	Floods Low Strength Floods Dusty, Too Clayey

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 2, 1984

Bill C. Yung Design
8225 E. 35th St. North
Wichita, Kansas 67226

Re: S/D 84-28 - Preliminary plat of St. George Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, 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 10-foot east-west drainage easements shall be increased to 20 feet in width on the final plat.
- B. The applicant shall guarantee construction of the necessary storm sewers within the east-west drainage easements.
- C. The applicant shall guarantee extension of City water to serve the lot.
- D. The City Engineer has stated that a new petition is being prepared for the paving of Brookside Parkway to a 29-foot standard. Since this street will provide the only means of access to the site, the applicant shall sign this paving petition.
- 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 shall indicate the recording information for the 15-foot drainage access easement on this property.
- 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.

B111 G. Yung Design
Page 2
April 2, 1984

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

Enclosed herewith is the "marked" copy of the preliminary plat for your files.

If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: St. George Orthodox Church, 210 S. Walnut, 67213
Mike Lindebak, City Engineer

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-28 Name St. George Addition
Date Application Rec'd. 3-16-84 Preliminary Approval
Scheduled S/D Meeting 3-29-84

DESCRIPTION

General Location North of Central at the end of Brookside Parkway, 1/4 mile west of Woodlawn.
Owner St. George Orthodox Church
Surveyor/Engineer Bill G. Yung Design
Address 8225 E 35th North, Wichita, Ks. Zip Code 67226 Phone 683-5567

- | | |
|---|--|
| 1. Gross Acreage of Plat 3.2± acres | 7. Lineal Feet of New Street |
| 2. Number of Lots: | a. N/A R/W N/A ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other 1- Church _____ | e. _____ R/W _____ ft. |
| Total Number of Lots 1 | TOTAL N/A ft. |
| 3. Minimum Lot Frontage 54 | 8. Sidewalk adjacent to all streets Yes X No |
| 4. Minimum Lot Area 3.2± acres | |
| 5. Existing Zoning AA | |
| 6. Proposed Zoning AA | |
| 9. Is public water available X Yes _____ No, Name City of Wichita _____ | |
| 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) Yes _____ No _____ | |
| 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the construction of the drainage improvements required by the platting of this property.
- C. The representative from the City Engineer's office should be prepared to state if the 10-foot drainage easements indicated on this preliminary plat should more appropriately be labeled storm water sewer easements.
- D. The representative from the City Engineer's office should be prepared to state what the status is of the paving petition for Brookside Parkway. Since Brookside Parkway is the means by which access to this property is planned, a guarantee for the paving of this street needs to be submitted if a valid guarantee does not presently exist.
- E. The applicant or his agent shall be prepared to discuss the nature of the temporary drainage indicated on the preliminary plat.
- F. The final plat shall indicate the recording information for the adjacent drainage dedication and the 15-foot drainage access easement on this property.
- G. The representative of the City Engineer's office should be prepared to comment on the status of the guarantee for paving the Murdock Avenue cul-de-sac adjacent to the east line of this plat.
- H. The applicant is advised that when the Central Avenue Plaza Community Unit Plan and associated plat were approved on the property to the west, a guarantee was required for construction of a masonry wall and landscaping on this property. The required landscaping is to go adjacent to the 15-foot drainage access easement and the masonry wall is to be constructed from Murdock Avenue north along this property's east line to Edgemore Park. The wall is to also be constructed along this plat's north line. These requirements are to be completed by June 1, 1984.

(Over)

- I. In order to keep the 10-foot strip of property adjacent to the 15-foot drainage access easement open and unobstructed for the eventual installation of landscaping materials, the final plat shall indicate a 25-foot building setback from the west line of this plat.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5848 B
Section: 13
Twp.: 27S
Range: 1E

S/D No. 84-28

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: St. George Addition
General Location: North of Central, halfway between Edgemoor and Woodlawn - access to proposed Brookside Parkway.
at the end of Brookside Parkway, 1/4 mile west of Woodlawn

Name of Property Owner: St. George Orthodox Church Phone: 267-8122
Address: 210 S. Walnut, Wichita, KS Zip Code: 67213
Name of Subdivider: St. George Orthodox Church Phone: 267-8122
Address: 210 S. Walnut, Wichita, KS Zip Code: 67213
Name of Engineer/Surveyor: Bill G. Yung Design Phone: 683-5567
Address: 8225 E. 35th North, Wichita, KS Zip Code: 67226
Date of Application: March 16, 1984

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 3.2 + acres
 - Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1 - churchTotal Number of Lots 1
 - Minimum Lot Frontage 54 ft.
 - Minimum Lot Area 3.2 + acres
 - Existing Zoning AA
 - Proposed Zoning AA
 - Is a public water supply available? Yes No, Name City of Wichita
 - Is a sanitary sewer available? Yes No, Name City of Wichita
 - Has Health Department approval been obtained (where applicable) N/A Yes No
 - City of Wichita Three Mile Area Outside of 3-mile area
- Lineal Feet of New Streets:
 - a. N/A R/W N/A ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL W/A ft.
 - Are Sidewalks existing? Yes No

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature] Bill G. Yung, Agent

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by LO
Date 3-16-84
Fee Submitted 205⁰⁰

FORM 2.021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	