

S/D No.: 85-51 Name: DELLROSE CHURCH OF CHRIST

Preliminary Approved:
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

General Location: On the east side of Greenwich, south of Harry.
Owner: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite 100, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 10 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other (Church) 1
 - Total: 1
3. Minimum Lot Area: 403,090 Sq. Ft.
4. Existing Zoning: R-1
5. Proposed Zoning: R-1

STAFF COMMENTS:

NOTE: Accompanying this one-lot final plat is a sketch plat for the applicant's entire ownership. This overall sketch shows the lot proposed for final platting (Lot 1, Block 1), and how the balance of the property can be developed with suburban-sized lots (20,000 square feet or greater).

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the County Engineer's office should be prepared to comment on the drainage characteristics of this one-lot plat.

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

June 27, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-51 - Final Plat of Dellrose Church of Christ.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 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 June 21, 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 platlor.
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,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite, 100, Wichita, KS 67308.
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office