

Water

Pre-Sub June 20, 1985

1. Karl Solomon. Vacation of utility easement. No water lines in easement. No problem.
 2. Broadway Christian Church. Alley vacation. No water lines in alley. No problem.
 3. John M. Vest. Utility easement vacation. No water lines in easement. No water problems.
 4. Golden Hills Addition. Item B. Water to be extended from existing 16" main in Central. Suggest supply line in 119+L to be run to allow for system reinforcement.
 5. East Hampton Addition. Item B. Water to be extended from existing 24" main in Woodlawn. Proposed layout is satisfactory if main is extended across lot 42 Block 2.
 6. Lindemere Addition. Item B. Water mains to be extended from Oxford.
 7. Dietz Addition. Existing water mains in Seneca and 32nd St. No water problems.
 8. Dellrose Church of Christ Addition. Item A is in error. Existing 12" Watermain in Greenwich Road. Existing 8" Water main in Osie. Both may and should be extended into the Addition. Application for water outside city and Restrictive Covenant required.
 9. Sader 3rd Addition. Item A. Water to be extended from 8" 2nd St.
 10. Kuehn Addition. Item D. Existing Water main in 55+L St. So. ends at Masley from the West. Existing water in Hydraulic ends approx 250' S of Campus. Interest expressed by several land owners as to the possibilities of extending water main.
- 11, 12 Virginia Reynolds. No water problems.

S/D No.: 85-50 Name: BADER 3RD ADDITION

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

DESCRIPTION

General Location: At the southeast corner of Second and High Streets.
Owner: Gerald K. Bader, 151 N. Gow, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.46 Acres
 2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 6,034 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- B. The applicant shall guarantee the paving of High Street from 1st Street to 2nd Street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the street right-of-way being dedicated must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- E. Since 2nd Street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 2nd Street at the time of Lot 1's development.
- F. The final plat shall indicate, on Lots 1 and 10, a 25-foot building setback from High Street and a 15-foot sideyard setback from 2nd Street and 1st Street, respectively.
- 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.

S/D No.: 85-50 Name: BADER 3RD ADDITION

Preliminary Approved: 6/20/85
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: At the southeast corner of Second and High Streets.
Owner: Gerald K. Bader, 151 N. Gow, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.46 Acres
2. Number of Lots:
 - Residential: 9
 - Office:
 - Commercial:
 - Industrial:
 - Total: 9
3. Minimum Lot Area: 6,654± Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- NOTE: Consideration of a final plat for this addition was indefinitely deferred by the Subdivision Committee on November 21, 1985. This final differs from the 1985 final, in that nine lots are now being platted instead of the ten lots.
- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
 - B. The applicant shall guarantee the paving of High Street from 1st Street to 2nd Street, including the raising of manholes.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer. As was discussed at the time of preliminary plat approval, if the applicant wishes to explore the possibility of keeping structures within street right-of-way, it will be necessary to contact the City Legal staff regarding what provisions must be made in order to protect the City from future liability.
 - E. Since 2nd Street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 2nd Street at the time of Lot 1's development.
 - F. As required at the time of preliminary plat approval, a 20-foot building setback shall be platted from High Street. The final plat tracing shall also indicate a 15-foot sideyard setback from 2nd Street and 1st Street on Lots 1 and 9, respectively.
 - G. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the High/First Street intersection.
 - H. The final plat tracing shall amend the governing body's signature block to indicate approval by the City Council and not the Board of City Commissioners.
 - I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - J. Recording of the plat within 30 days after approval by the City Council.
 - K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed and does the drainage plan require the applicant to guarantee the paving of 1st Street from High to Joann?

S/D No.: 85-50 Name: BADER 3RD ADDITION

Preliminary Approved: 6/20/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: At the southeast corner of Second and High Streets.
Owner: Gerald K. Bader, 151 N. Gow, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.46 Acres
 2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 6,034 Sq. Ft.
 4. Existing Zoning: "AA"
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STAFF COMMENTS:

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- G. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the High/First Street intersection.
- 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, what drainage improvements need to be guaranteed and does the drainage plan require the applicant to guarantee the paving of 1st Street from High to Joann?