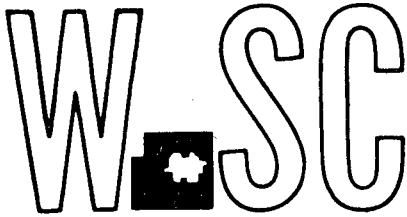


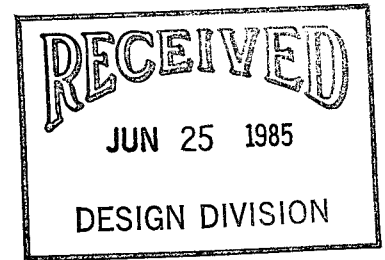
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 21, 1985



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

Re: S/D 85-50 - Preliminary Plat of Bader 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, 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 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, 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 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. As discussed at the Subdivision Committee meeting, 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. The final plat shall indicate, on Lots 1 and 10, a 20-foot building setback from High Street and a 15-foot sideyard setback from 2nd Street and 1st Street, respectively.

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Y

Baughman Company, P.A.

Re: S/D 85-50 - Preliminary Plat of Bader 3rd Addition.

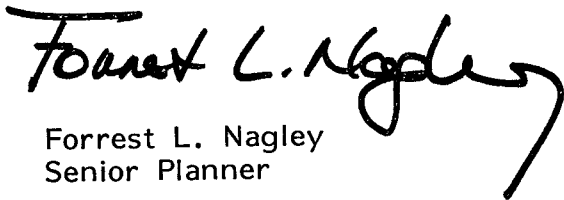
June 21, 1985

Page 2

- G. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the High/First Street intersection.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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. The applicant is advised that approval of a drainage plan for this property will more than likely require the paving of 1st Street from High to Joann.

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Gerald K. Bader. 151 North Gow, Wichita, KS 67203
✓ Mike Lindebak, City Engineer