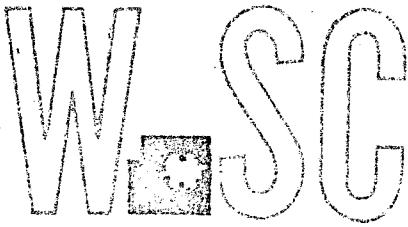


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
465 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1682  
(316) 268-4561

July 31, 1987

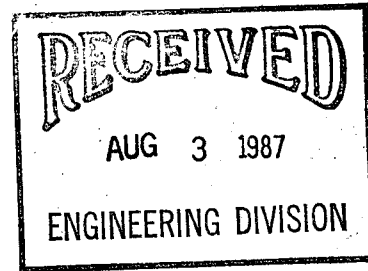
Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 85-50 - BADER 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. The applicant is advised that the platted property, to the west of proposed High Street, will not be included within the benefit district to pay for the paving of High Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. 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.



WICHITA - SEDGWICK COUNTY

Final Plat S/D 85-50 - BADER 3RD ADDITION

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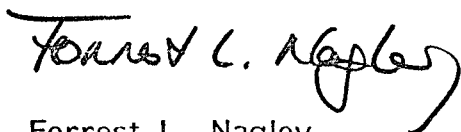
- G. As required at the time of preliminary plat approval, a 20-foot building setback shall be platted from High Street. The final plat tracing shall also indicate a 15-foot sideyard setback from 2nd Street and a 12-foot sideyard setback from 1st Street on Lots 1 and 9, respectively.
- H. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the High/First Street intersection.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 6, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Gerald K. Bader, 151 N. Gow, Wichita, KS 67203  
~~X~~Mike Lindebak, City Engineer