

Pre-Sub May 21, 1957

1. O. J. Baalman. Vacation of Utility easement. No water problem.
2. Killarney Plaza. Preliminary Plat. Item D, Mains to be extended. No water problem.
3. Mediterranean Plaza. Final Plat. Item B, mains to be extended. ~~Developer to pay all costs of abandoning 8" line and fire hydrant relocation if necessary.~~
4. South Towne Mobile Home Park. Preliminary Plat. Item C, mains to be extended. Nearest City Water in Meridian at 44th St. So. 12" Main to be extended in Meridian to south line of their project. 12" also required in 47th St. Could suggest 47th St. extension to go to West to at least West line of proposed drive into project.
5. Aldon Addition. Final Plat. No city water immediately available. Water to be extended from Kellogg to Fire Station site, and interest in Hidden ~~Lake~~ Valley area expressed. Suggest taking and holding petition for future extension.
6. Spring Hollow Fourth Addition. Final Plat. Water installed. No water problem.
7. Woodbridge 5th Addition. Final Plat. Item B, mains to be extended. All lots easily ~~be~~ served except lots 60, 61, 62, Block 2; and Lot 1, Block 3; No mains exist to serve these lots. They should be served as 18th St. and Pinegrove develop.
8. Max King Addition. Final Plat. Item B. Mains to be extended. Nearest Water at Maple & Arapaho.
9. Lakapoint Company. Grant Utility Esmt. No water problem.
10. Woodlawn Development Co. Grant Utility easement. No water problem.
11. James E. Loyd. Grant Utility Esmt. No water problem.
12. Adams Homes, Inc. Grant utility easement. No water problem.
13. Charles E. Bayshaw. Grant utility easement. No water problem.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



May 21, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-36 - ALDON ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 petition for the extension of a water line to serve this property. This petition will be held until it can be combined with other petitions in this general area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, a 25-foot building setback shall be indicated from Maize Road and McCormick Street.
- E. On the final plat tracing, the centerline of Maize Road shall be labeled.
- F. The text of the final plat tracing shall be corrected to indicate approval by the "City Council" and not the Board of City Commissioners.
- G. Since the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in both Mean Sea Level and City Datum. The platting of the minimum building pad shall be referenced on the face of the plat and in the

WICHITA — SEDGWICK COUNTY

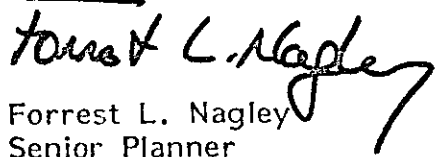
Final Plat S/D 87-36 - ALDON ADDITION
Page 2

- H. Since the platting of this property requires the establishment of a floodway, the standard floodway language shall be referenced in the plat's text.
- I. On the final plat, the street to the north shall be named McCormick. The existing half-street right-of-way for this street shall be indicated along with the centerline of the street.
- J. On the final plat tracing, the access control wording in the plat's text shall be amended to reference that the controls are granted to "the City of Wichita" rather than the appropriate governing body.
- K. The final plat tracing shall indicate a 20-foot utility easement adjacent to the north line of the lot.
- L. The final plat tracing shall indicate an appropriately sized utility easement to cover the existing electrical lines on this property.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.

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, May 28, 1987. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: ✓ Alvin Nagel, 7701 Dublin, Wichita, KS 67206
✓ Mike Lindebak, City Engineer

S/D No.: 87-36 Name: ALDON ADDITION

Preliminary Approved: [unclear]
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: Southwest corner of Maize and McCormick.
Owner: Alvin Nagel, 7701 Dublin, Wichita, KS 67206
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 1.38
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 43,450 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- 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 guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, a 25-foot building setback shall be indicated from Maize Road and McCormick Street.
- E. On the final plat tracing, the centerline of Maize Road shall be labeled.
- F. The text of the final plat tracing shall be corrected to indicate approval by the "City Council" and not the Board of City Commissioners.
- G. If the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in both Mean Sea Level and City Datum. The platting of the minimum building pad shall be referenced on the face of the plat and in the plattor's text.
- H. If the platting of this property requires the establishment of a floodway, the standard floodway language shall be referenced in the plattor's text.
- I. On the final plat, the street to the north shall be named McCormick. The existing half-street right-of-way for this street shall be indicated along with the centerline of the street.
- J. On the final plat tracing, the access control wording in the plattor's text shall be amended to reference that the controls are granted to "the City of Wichita" rather than the appropriate governing body.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- O. Both representatives of the City Engineer's office and of the utility companies should be prepared to comment on the need for utility easements.

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