

S/D No.: 87-30 Name: SCHAAR FIRST ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 4/23/87

DESCRIPTION

General Location: One-half mile north of 53rd Street North, on the east side of Broadway.

Owner: Albert H. Schaar, 12316 E. 61st Street North, Wichita, KS 67226

Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 4.69
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 51,405 Sq. Ft.
 4. Existing Zoning: "E" and "F" with CU-84
 5. Proposed Zoning: "E" and "F" with CU-84
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STAFF COMMENTS:

NOTE: All of Lot 1 and a portion of Lot 2 is zoned "E" (light industrial). The remaining portion of Lot 2 is zoned "F" (heavy industrial) and this portion is also subject to conditional use case CU-84 for operation of a salvage yard.

- A. The applicant shall guarantee the extension of sanitary sewer from Park City to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If sanitary sewer cannot be immediately extended to serve this plat, then approval will need to be obtained from the County Health Department for use of on-site sewerage facilities. A guarantee, to Park City, for future extension of sanitary sewer to serve the two proposed lots is still required, even if approval for on-site sewerage can be obtained. The timing for extension of sewer to serve the plat, as well as the method of guarantee, shall be worked out with the City of Park City.
- F. On the final plat tracing, the centerline of the adjacent Chisholm Creek Diversion channel shall be identified.
- G. On the final plat tracing, the plattor's text shall be amended to reference that the location of permitted openings to Broadway shall be determined by "the appropriate engineer" rather than "the appropriate governing body".
- H. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

SUBDIVISION REPORT

Final Plat S/D 87-30 - SCHAAR FIRST ADDITION

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- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative of K.G.&E. should be prepared to comment on the need for a north/south utility easement to cover the existing power line that crosses this plat.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

Pre-Sub 4-23-87

1. Samuel G. Henderson. Vacation of utility easement. No water problem.
2. Gregory W. Sager. Vacation of building setback. No water problem.
3. Catholic Diocese of Wichita. Vacation of st. R/W. No water problem.
4. Donna J. Harris Addition. Final Plat. No water problem.
5. Schaar First Addition. Final Plat. No City Water available. Park City Water nearest source. Item B, Park City Water.
6. Charles and Shirley Warn. Grant utility easement. No water problem.
7. Gaylan W. Nett. Dedicate utility easement. No water problem.
8. Lakepoint Company. Grant utility easement. No water problem.
9. Other Matters.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 23, 1987

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 87-30 - SCHAAR FIRST ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 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 sanitary sewer from Park City to serve the lots being platted.
 - B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. If sanitary sewer cannot be immediately extended to serve this plat, then approval will need to be obtained from the County Health Department for use of on-site sewerage facilities. A guarantee, to Park City, for future extension of sanitary sewer to serve the two proposed lots is still required, even if approval for on-site sewerage can be obtained. The timing for extension of sewer to serve the plat, as well as the method of guarantee, shall be worked out with the City of Park City.
 - E. On the final plat tracing, the centerline of the adjacent Chisholm Creek Diversion channel shall be identified.
 - F. On the final plat tracing, the plattor's text shall be amended to reference that the location of permitted openings to Broadway shall be determined by "the appropriate engineer" rather than "the appropriate governing body".
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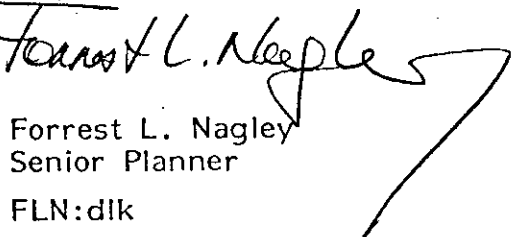
- G. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk and Robert G. Knight, Mayor.
- H. The final plat tracing shall indicate a 20-foot wide, north/south utility easement centered on the existing electrical line that crosses this property.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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, April 30, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Albert H. Schaar, 12316 E. 61st Street North, Wichita, KS 67226
Mike Lindebak, City Engineer