

Pre-Sub 2-26-87

1. Fidelity Investment Co. . Vacation of Bldg. Setback. No Water problem.
2. William L. Boggs. Vacation of Alley & U. No Water problem.
3. Thomas M. Lee. Vacation of Floodway Reserve. No Water problem.
4. Broadway 47 Plaza 2nd Addition. Preliminary Plat. All lots now served. No water problem.
5. Dugan Industrial Third Addition. Final Plat. Item E, wells. No water problem.
6. John Michener Addition. Preliminary Plat. Area now served. No water problem.
7. Southwest Plaza 2nd Addition. Final plat. Area now served. No water problem.
8. Parkdale Addition. Final Plat. Area now served. Existing meters are noted on sketch plat. Additional services will be required. Arrangements to be made with Water Dept. No water problem.
9. Lester Foust Addition. Final Plat. Existing main in Edgemoor, no main in Lexington. Plat now served. No water problem.
10. Wichita Board of Park Commissioners. Grant utility easement. No water problem.
11. Golf Courses of America. Grant utility easement. No Water problem.
12. Lakepoint Company. Grant utility easement. No water problem.
13. Other matters.

S/D No.: 87-16 Name: JOHN MICHENER ADDITION

Preliminary Approved: 2/26/87
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: East side of Womer and south side of 37th Street North.
Owner: Board of Education, 3801 N. Hydraulic, Wichita, KS 67219
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 6.0
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 261,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA" (DR 84-18)

STAFF COMMENTS:

- NOTE: The applicant's associated request for a special permit to establish a law enforcement training academy (DR 84-18) has been approved subject to platting.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall label the centerline of adjacent Womer Street.
 - D. On the final plat tracing, the City Council signature block shall be amended to indicate that dedications are accepted by "the City Council of the City of Wichita".
 - E. The final plat shall indicate the recording information for the 40-foot Phillips Pipeline easement on this property.
 - F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
 - H. 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.
 - I. 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.
 - 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.
 - L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat shall indicate the platting of "access control except for two openings" to 37th Street North across the north line of this property.
 - D. The final plat shall indicate the platting of 25-foot wide building setbacks from both 37th Street North and Womer Avenue.
 - E. The final plat shall indicate the recording information for the recent right-of-way dedication for adjacent 37th Street North.
 - F. The final plat shall indicate the street name of Womer Avenue for the street adjacent to the west line of this plat.
 - G. 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.
 - H. 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.
 - I. 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.
 - J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

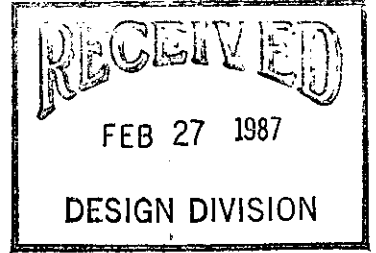
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1987



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

Re: Preliminary Plat S/D 87-16 - JOHN MICHENER ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 1987, 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 final plat shall indicate the platting of "access control except for two openings" to 37th Street North across the north line of this property.
- B. The final plat shall indicate the platting of 25-foot wide building setbacks from both 37th Street North and Womer Avenue.
- C. The final plat shall indicate the recording information for the recent right-of-way dedication for adjacent 37th Street North.
- D. The final plat shall indicate the street name of Womer Avenue for the street adjacent to the west line of this plat.
- E. 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.
- F. 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.
- 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.

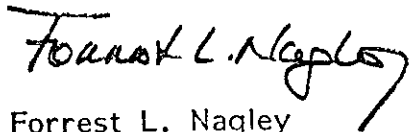
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-16 - JOHN MICHENER ADDITION
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H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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:dlk

Enclosure

cc: Board of Education, 3801 N. Hydraulic, Wichita, KS 67219
~~X~~ Mike Lindebak, City Engineer