

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 83-95

Name: Bratcher Addition

Preliminary Approved: 11-10-83
Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: Between 11th Street North and 13th St. North and between Doris and Smith.

Owner: Paul T. Boyer, c/o Michael Bratcher
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.25 acres
 2. Number of Lots:
 - Residential: 9
 - Office:
 - Commercial:
 - Industrial:
 - Total: 9
 3. Minimum Lot Area: 8,910.0 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
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STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Clara Street within this plat, including construction of a permanent cul-de-sac at the north end.
- B. The applicant shall guarantee sewer extension to all lots in the block west of Clara.
- C. The applicant shall guarantee extension of the water line in Clara to the north line of this plat.
- D. Due to a lack of full street right-of-way for Doris to the south and existing drainage problems, the applicant shall submit a restrictive covenant, prohibiting development of the lots fronting on Doris Street until such time as the full right-of-way has been obtained and the street has been paved.
- E. The applicant shall attempt to obtain a valid petition for extension of water service to the lots being platted on Doris. If a valid petition cannot be obtained, the applicant shall obtain approval from the Health Department for the use of individual water wells.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structures built on subject property.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-95 Name Bratcher Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location Between 11th St. North and 13th St. North and between Doris and Smith

Owner Paul T. Boyer, c/o Michael Bratcher
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|---|--|
| 1. Gross Acreage of Plat <u>2.25 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>9</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>9</u> | TOTAL None _____ ft. |
| 3. Minimum Lot Frontage <u>66 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8910.0 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Clara Street within this plat, including construction of a temporary cul-de-sac at the north end.
- B. The applicant shall guarantee (by cashier's check, letter of credit, bond, or actual construction) the construction of Doris Street to sand street standards, including a temporary turnaround.
- C. The applicant shall guarantee sanitary sewer extension to all lots in the block west of Clara.
- D. The applicant shall guarantee extension of the water line in Clara to the north line of this plat.
- E. The applicant shall attempt to obtain a valid petition for extension of water service to the lots being platted on Doris. If a valid petition cannot be obtained, the applicant shall obtain approval from the Health Department for the use of individual water wells.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structures built on subject property.
- 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).