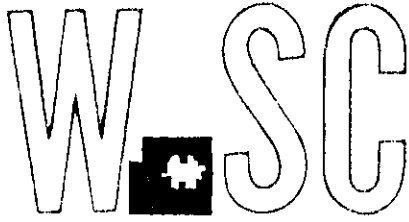


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 3, 1997

FILE COPY

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

Re: S/D 97-4 -- R. L. CARPENTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 21, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

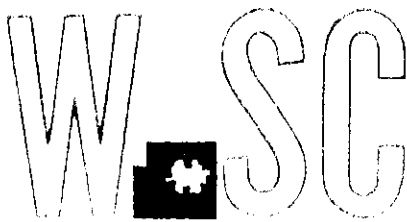
Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Attn.: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 W. 11th Street, P. O.
Box 1207, Coffeyville, KS 67227-0921
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 21, 1997

FILE COPY

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

Re: S/D 97-4- R. L. CARPENTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, 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 to serve the lots being platted. Also, a 10-foot easement along the North line of this plat shall be granted for such sanitary sewer improvements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be provided at the time of site development.
- C. As requested by the applicant, the final plat tracing may indicate 60 foot of half street right-of-way for 47th Street South and Seneca. As required by City Engineering, additional right-of-way at the plat's southeast corner will also be provided.

Complete access control will also be dedicated to 47th Street South across the East 45 feet and West 73 feet of this plat and across the South 207 feet of the site to Seneca. Outside of the areas of complete access control, one opening will be indicated to Seneca and one opening to 47th Street South. The dedication of this access control shall be referenced in the plat's text in addition to being shown on the face of the final plat tracing.

- 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 this plat being released for recording, proof of ownership shall be provided. At this time, the platting binder is indicating an ownership different than shown on the plat.
- F. Also, prior to release of the plat, the applicant shall provide proof that all applicable property taxes have been paid. The binder presently indicates 1996 taxes of \$799 are outstanding.

February 21, 1997

Page 2

- G. The platting binder also notes that "partial" releases of a number of mortgages are to be filed. If this site is encumbered by any such mortgages, the applicant is advised that these parties need to be made signatories on the plat. If not shown on the final plat tracing, the applicant shall provide proof that all such mortgages have been released for this site.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, February 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Attn: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 West 11th Street, P. O. Box 1207, Coffeyville, Ks 67227-0921
Mike Lindebak, City Engineer

February 6, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-4 - R. L. CARPENTER ADDITION

OWNER/APPLICANT: Attn: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 West 11th Street, P. O. Box 1207, Coffeyville, Ks 67227-0921

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 47th Street South and Seneca Street

SITE SIZE: 1.14 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

1

Industrial:

Total:

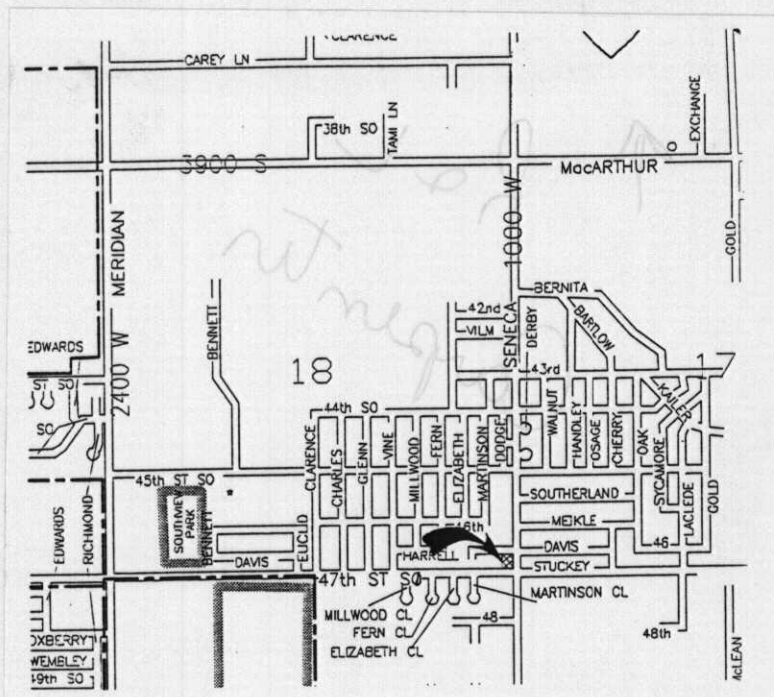
1

MINIMUM LOT AREA: 37,344 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Although municipal water and sanitary sewer appear to be adjacent to this site, City Engineering needs to indicate if a guarantee to extend sewer is still required. Also, Engineering needs to indicate if an easement is required for any such extension.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Based on the sketch plat, it appears that there is an opening to 47th Street South in the area of complete access control. The applicant shall therefore guarantee the closure of any such opening.
- 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 this plat being released for recording, proof of ownership shall be provided. At this time, the platting binder is indicating an ownership different than shown on the plat.
- F. Also, prior to release of the plat, the applicant shall provide proof that all applicable property taxes have been paid. The binder presently indicates 1996 taxes of \$799 are outstanding.
- G. The platting binder also notes that "partial" releases of a number of mortgages are to be filed. If this site is encumbered by any such mortgages, the applicant is advised that these parties need to be made signatories on the plat. If not shown on the final plat tracing, the applicant shall provide proof that all such mortgages have been released for this site.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.

S/D 97-4 - Final Plat of R. L. CARPENTER ADDITION

February 6, 1997 - Page 3

- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- N. The representatives from City 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.