used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. The final plat shall indicate the utility easements requested by K.G.& E.-Electric which are indicated on the enclosed "marked" copy of the plat.

J. On the final plat tracing, the MAPC signature block shall indicate James D. Miner as Chairman.

K. 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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

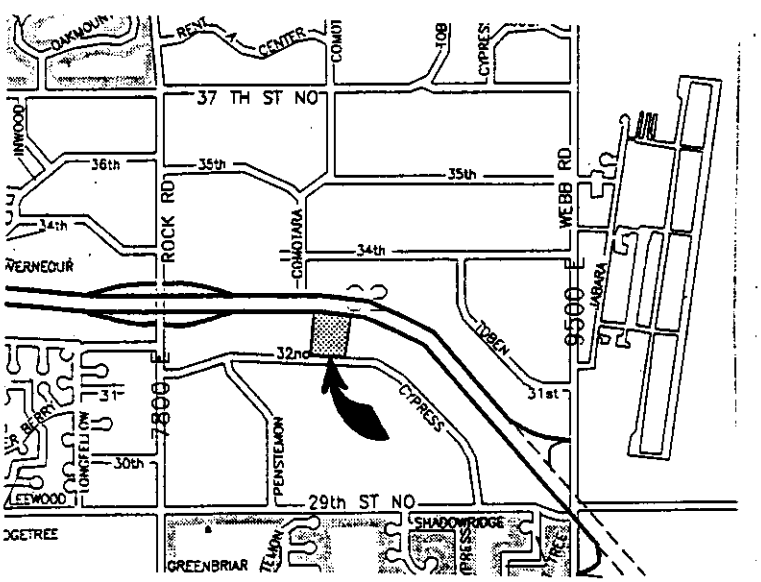
AGENDA ITEM NO. 2-6

November 18, 1993

STAFF REPORT
(Final Plat Approved 11/10/93)

CASE NUMBER:	S/D 93-67 DANKA ADDITION
OWNER/APPLICANT:	M. E. Barger & Associates, Inc., 5565 N. Ninth Street, P. O. Box 2244, St. Petersburg, FL 33731-2244
SURVEYOR/ENGINEER:	Baughman Company, P. A., 315 Ellis, Wichita, KS 67211
LOCATION:	East of Rock Road on 32nd Street North (approximately 2,000 feet)
SITE SIZE:	3.28 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4
MINIMUM LOT AREA:	0.6 Acres
CURRENT ZONING:	"E"

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. Any drainage improvements required by the platting of this property may be included with the paving petition.

D. The applicant shall guarantee the paving of the proposed interior streets. As indicated by City Engineering, for the turnaround or cul-de sac portion of this street, the final plat tracing shall indicate a 60-foot radius right-of-way, with a surrounding 15-foot street drainage and utility easement. A 35-foot building setback shall be indicated from the right-of-way line. The paving guarantee for the turnaround area, shall provide for paving to a 50-foot radius.

Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Since 32nd street North is not an arterial and properties either side of this site are under ""E"" zoning, access controls to this street are unnecessary and the final plat tracing may be amended by eliminating any such references from the face of the plat and within the plattor's text.

G. As required by the City's street naming ordinance. the street indicated for this plat shall be named 32nd Street North Court rather than Danka Court.

H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 19, 1993

c/o Phil Meyer
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-67 DANKA ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on November 18, 1993, 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 November 12, 1993.

However, Comment D has been amended by the Planning Commission to allow for the platting of a 30-foot building setback around the area of the turnaround rather than a 35-foot setback.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: M. E. Barger & Associates, Inc., 5565 N. Ninth Street, P. O. Box 2244, St. Petersburg, FL 33731-2244
Mike Lindebak, City Engineer

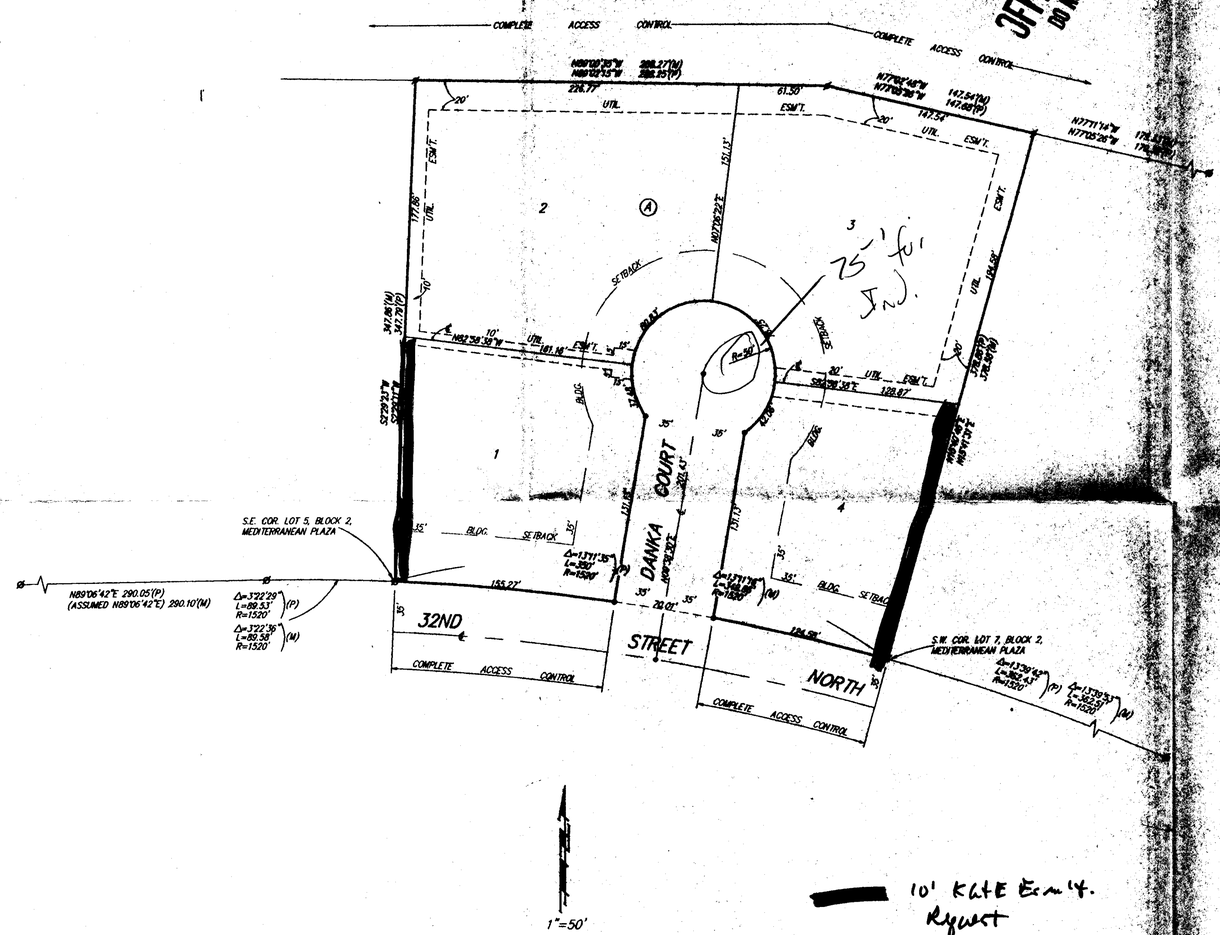
FINAL PLAT

DANKA ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/10/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-12-93

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY DO NOT REMOVE



10' K.G.E. Exm't. Reject

FOUND CORNERS ARE OF UNIDENTIFIED ORIGIN UNLESS IDENTIFIED ON SKETCH

(P) = PLATTED
(M) = MEASURED
BEARING BASE = ASSUMED

● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
⌀ = 1/2" IRON (FOUND)
= 1/2" REBAR (FOUND)

State of Kansas)
County of Sedgwick) SS

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DANKA ADDITION" to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 6, Block 2, Mediterranean Plaza, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the S.W. 1/4 of Sec. 32, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, a block, and a street to be known as "DANKA ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. ~~All abutters rights of access to or from 32nd Street North over and across the south line of Lots 1 and 4, Block A, are hereby granted to the City of Wichita, Kansas.~~ All abutters rights of access to or from Northeast Expressway over and across the north lines of Lots 2 and 3, Block A, are hereby granted to the appropriate governing body.

M. E. Barger & Associates, Inc.

_____ President
Benjamin Godwin

State of Florida)
County) SS

The foregoing instrument acknowledged before me, this ____ day of _____, 1993, by Benjamin Godwin, President, M. E. Barger & Associates, Inc., an behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

This plat of "DANKA ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1993.

_____ Mayor
Elmo Broadfoot

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1993.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1993, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa