— SEDGWICK COUNTY

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

July 2, 1993

Baughman Company
Attn:Mr. Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-38 - GEORGE'S WEST ST. ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 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 June 25, 1993.

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

Don Losew
Senior Planner

DL:rh

cc: DG Properties, A Limited Partner, Attn: Dick George, 410 N. West Street, Wichita, KS 67203
Mike Lindebak, City Engineer

P.S. Surveyors/Engineers: Please note that the accompanying "Engineer's Copy" of the plat was inadvertently left out of our June 25, 1993 mailing.

previously platted lots may require the replatting or lot-splitting of these sites before any further development may be allowed on the remaining portions of Lots 37 & 38 of Knight Acres.

H. Prior to this plat being released for recording, various items noted in this site's platting binder need to be resolved, this including:

1. Additional ownerships are indicated in the binder, but are not shown as signing the plat.

2. A mortgage is noted on the site but no signature is indicated for the mortgage holder.

3. Unpaid property taxes for 1992 are indicated.

The plat will not be released for recording unless the above items are resolved.

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. 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.

K. Applicant shall contact City Engineering and representatives from the utility companies to determine the location of all easements for this property, including but not limited to those easements located or proposed to be located along the northeast corner, adjacent to the west and south boundary lines, and adjacent to the east side of the existing KG&E 20-foot utility easement. The final plat tracing shall indicate the final location(s) of all easements as approved by City Engineering.

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

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

N. The final plat tracing shall indicate ~~complete~~ access control except for one opening to West Street, and the plattor's text shall be ammended to state that access controls are being dedicated to the City of Wichita.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
July 1, 1993

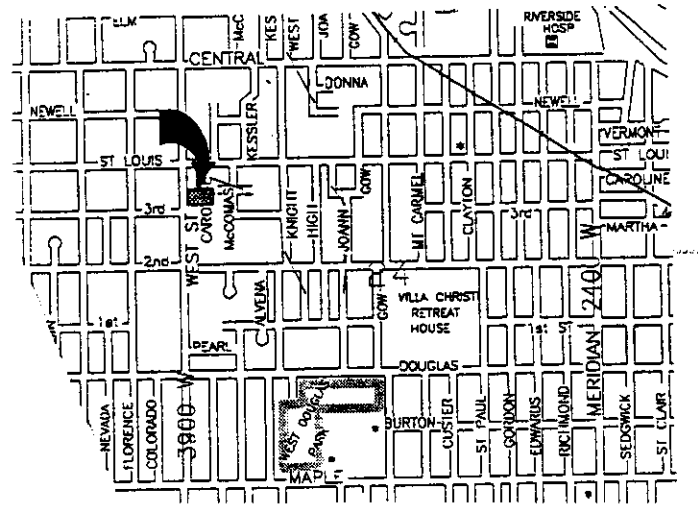
STAFF REPORT

(Final Plat, Final Plat Approved 6/24/93)

CASE NUMBER	S/D 93-38 - GEORGE'S WEST ST. ADDITION
OWNER/APPLICANT:	DG Properties, A Limited Partner, Attn: Dick George, 410 N. West Street, Wichita, KS 67203
SURVEYOR/ENGINEER:	Baughman Company, Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
LOCATION:	East side of West Street and north of Second Street
SITE SIZE:	0.7 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	28,290 sq. ft.
CURRENT ZONING:	"AA", "B", and "LC"
PROPOSED ZONING:	"LC" (Z-3094)

There are conditions of approval - I was on vacation and BP didn't use standard following my letter's site.

VICINITY MAP:



NOTE: This addition is being platted from portions of two larger lots. A zone change (Z-3094) has been submitted for the site which will result in all of this lot being zoned "LC" Light Commercial.

STAFF COMMENTS:

A. This plat shall be subject to approval of the zone change case (Z-3094) and any related requirements.

2/16/94 Per Phil M. project already in progress for S.S. ⇒ no ext. needed — ok as is with to continue

B. As a developed area, this site appears to be served by needed utilities. City Engineering needs to indicate if any additional guarantees are required.

C. This site is already occupied by a building/use which has not established any access from the site itself, directly out to West Street. Apparently, access has been occurring across the properties north and south of the site. Since the property either side of this site appears to be owned by the applicant(s) for this plat an access agreement could be established which would allow this site to continue its present form of access, with complete access control required for this plat.

D. The final plat shall indicate the platting of the 35-foot building setback from West Street through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

E. The only apparent easements being shown at this time on the plat were established by separate instrument, one being private and the other public. In terms of the public easement, this easement could or should be replatted under KSA 12-512 (b) and should be indicated as such in the Surveyor's text. If left as shown on this final plat and if no other public easements are required for this site, reference to granting of public easements should be deleted from the plattor's text.

F. The final plat shall reference a tie point to a previously platted lot corner or section corner.

G. The applicant(s) are advised that as owners of the adjacent properties, that the platting of this site from those

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/24/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/25/93

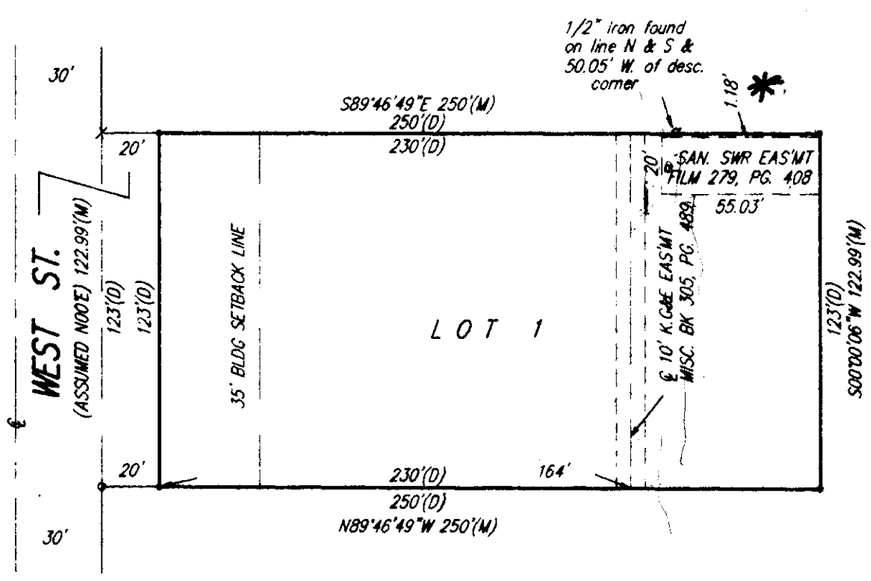
FINAL PLAT

FINAL PLAT

GEORGE'S WEST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



SCALE 1"=50'
FOUND CORNERS ARE Ø OF UNIDENTIFIED ORIGIN UNLESS IDENTIFIED ON SKETCH
BEARING BASE = ASSUMED
● =1/2" BAUGHMAN CAPPED REBAR SET
○ =1/2" REBAR FOUND
Ø =1/2" IRON FOUND
X =CROSS FOUND

State of Kansas)
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "GEORGE'S WEST ADDITION", 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 the south 60 feet of the west 250 feet of Lot 37, and the north 63 feet of the west 250 feet of Lot 38, Knight Acres, Sedgwick County, Kansas, except the west 20 feet for street.

All being situated in the NW1/4 of Sec. 24, Twp. 27-S, R-1-W of the 6th P.M.

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 a lot and a street to be known as "GEORGE'S WEST 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.

D.G Properties

_____
Dick George - Partner

_____ _____
Bert Hook Myrtle Irene Hook

This plat of "GEORGE'S WEST 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 Metropoitan Area Planning Commission.

_____ Chairman
L. O. Breckenridge, Jr.

_____ 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
Elma 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

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this _____ day of _____ 1993, by Dick George, partner in D.G. Properties, on behalf of the partnership.

_____ Notary Public

My App't Exp. _____

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this _____ day of _____ 1993, by Bert and Myrtle Irene Hooks, husband and wife.

_____ Notary Public

My App't Exp. _____