

April 16, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-23 - BROADMOOR AT 21ST STREET

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1987, 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 April 9, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

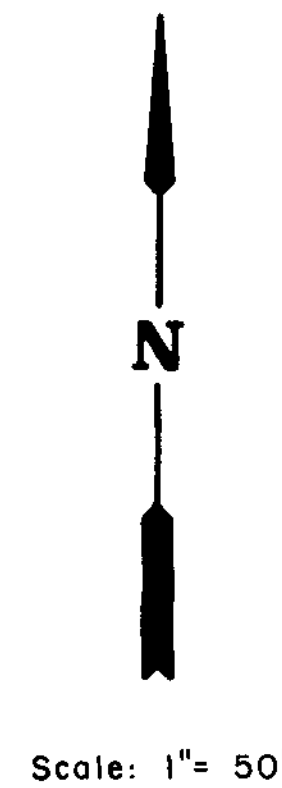
DL:dlk

cc: Alfred A. & Louise A. Caro and Alliance Life Insurance Company,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

N.W. Cor., N.E. 1/4 Sec. 7
T.27 S., R. 2 E., 6th P.M.



Ed Resa _____, Deputy

Notary Public _____
My Appointment Expires: _____

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/9/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/9/87

S/D No.: 87-23 Name: BROADMOOR AT 21ST STREET

Preliminary Approved: 3/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadmoor at 21st Street North.
Owner: Alfred A. & Louise A. Caro and Alliance Life Insurance Co.,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 10.2
2. Number of Lots:
 - Residential:
 - Office: 5
 - Commercial:
 - Industrial:
 - Total: 5
3. Minimum Lot Area: 24,000 Sq. Ft.
4. Existing Zoning: "BB" with DP-62
5. Proposed Zoning: "BB" with DP-62

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Chelsea Station Community Unit Plan (DP-62). This plat represents the replatting of C.U.P. Parcel #12. Development of the property is intended for general and professional office use.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Broadmoor at the time of site development. (Commercial Zoning)
- D. General provision #12 of the associated Community Unit Plan states that the applicant shall guarantee the installation of accel/decel lanes along 21st Street. The applicant shall guarantee the construction of an accel/decel lane on 21st Street North adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establish the "common access easement" on a portion of Lot 1 (Film 449, Page 1150).
- G. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lots 2, 4 and 5, to drain across Lot 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- H. On the final plat tracing, the platlor's text shall be amended to more clearly and accurately state the access controls being dedicated. The text shall state that the access controls are dedicated to the City of Wichita and that the location of the permitted opening will be determined by the City Engineer.
- I. The final plat tracing shall more clearly dimension the drainage easement adjacent to the west property line of Lot 1.
- 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. 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 Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat.