

1. Lamplighter Mobile Home Park. Final Plat. Item B, main to be extended across plat at time of development as per City Ordinance No. 17.12.300. Interior mains to be in city utility easement to be granted by separate instrument at time of development of phase as per City Ordinance No. 26.04.140.
2. Noordhoek Addition. Prelim. Plat. Property now served by 12" main in 143rd St., and also by 12" main in 9th St., no water problem. Item D. Outside City Application to obtain service.
3. Mulberry E. 2nd Addn. Final Plat. Item B, mains to be extended. Mains to be extended from 37th N. & Rock Rd. No water problem.
4. Beacon Hill. Addition. Final Plat. Item F, mains to be extended. ~~to interior~~ No water problem.
5. University Congregational Church Addition. Existing 16" main in 29th St. Outside City Application required to obtain service, if item E. not approved.
6. Downs Addition. Final Plat. Property now served by 2" main in Pershing, and 8" main in Centrd. No water problem.
7. Lochr Addition. Final Plat. Property now served by 16" main in Tyler and 8" main in 9th St. No water problem. Mains not shown on sketch plat.
8. Cherry Orchard 3rd Addition. Final Plat. Property now served by mains on three sides. No water problem.
9. Mary Kay Addition. Final Plat. Existing 12" main in Hoover Rd., property now served. No water ~~problem~~ problem.

Ac-506 - 2-27-80

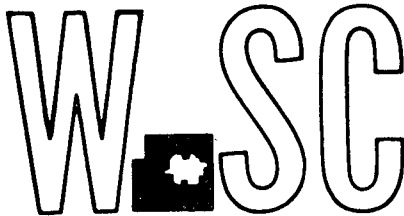
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10. Alfred A. Cars. Grant utility easement. No water problem.

11. Verna Kunkin. Dedicate Street R/W. If necessary, mains may be extended to area. No water problem.

12. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 28, 1986



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-18 - Final Plat of Downs Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- B. Prior to submitting this plat for scheduling before the City Commission, the applicant shall submit a parking layout plan to the Traffic Engineer for review and approval.
- C. The final plat tracing shall indicate the platting of the 15-foot building setback from the Pershing Avenue right-of-way line 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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Baughman Company, P.A.
Re: S/D 86-18 - Final Plat of Downs Addition.
February 28, 1986
Page 2

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, March 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

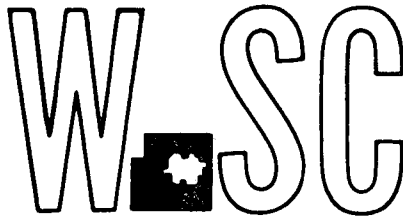
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Charles M. Downs, 360 North Crestway, Wichita, KS 67208
~~Mike Lindebak, City Engineer~~

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 6, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-18 - Final Plat of Downs Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 1986, 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 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

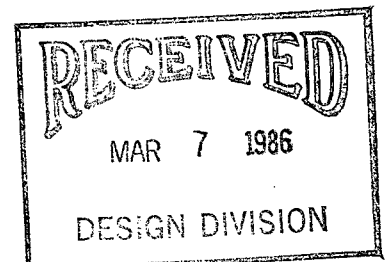
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Charles M. Downs, 360 North Crestway, Wichita, KS 67208
~~Mike~~ Lindebak, City Engineer



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S/D No.: 86-18 Name: DOWNS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: Northwest corner of Central and Pershing.
Owner: Charles M. Downs, 360 N. Crestway, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.2 Acre
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 7,293.2 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "BB" (Z-2732)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2732), requesting "A" (two-family dwelling) to "BB" (office) has been approved subject to replatting.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
 - D. The applicant is advised that Section 28.04.141 of the Zoning Ordinance of the City of Wichita establishes certain off-street parking requirements for office buildings. The applicant is cautioned that the meeting of these requirements may be difficult, given the limited area of this lot.
 - E. Since the additional 10 feet of street right-of-way needed for Central Avenue is not encroached on by an existing building, the final plat tracing shall indicate this right-of-way as an outright street dedication. The platting text and the face of the plat shall be amended to reference this outright street dedication.
 - F. The final plat tracing shall indicate the platting of the 15-foot building setback from the Pershing Avenue right-of-way line 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.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - I. 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 with this replat.

NOTE: This plat has been submitted in final form only.