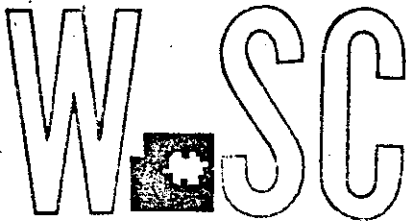


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 9, 1987



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

Re: Final Plat S/D 87-27 - TOPEKA-PINE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1987, 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 attempt to obtain a valid petition for the paving of the adjacent alley right-of-way since the drainage plan for this property indicates draining the "BB" zoned lot to the alley.
- 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 indicate the platting of a 20-foot building setback from Topeka Avenue.
- D. The final plat shall indicate the platting of the 15-foot building setback from Pine 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 final plat tracing shall indicate the platting of access control except for one opening to Topeka across the west line of this lot.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-27 - TOPEKA-PINE ADDITION

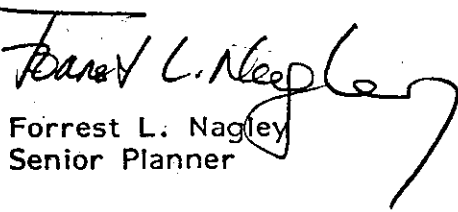
Page 2

- G. The applicant shall provide documentation as to how the "exception" is served with municipal water. Also, documentation shall be provided to City Engineering regarding how the proposed lot is presently connected to sanitary sewer.
- H. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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, April 16, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: W. Robert Hetrick, 6600 Aberdeen, Wichita, KS 67206
Mike Lindebak, City Engineer

- 1. ~~Southern & Henderson~~ ~~Location of utility easement. No water~~
- 2. Broadway 47 Flaga 2nd Addition. Final Plat. No water problem.
- 3. Broadmoor of 21st Street. Final plat. No water problem.
- 4. Wood River Addition. Final Plat. Item 8, main to be extended. No water problem.
- 5. Keeler Industrial Tracts. Final Plat. Item 8, main to be extended. No water problem.
- 6. Westwind 3rd Addition. Final Plat. Item 8, main to be extended. Existing petition to supervisor (ms. in Tyler and list for him before the City Commission. No water problem.
- 7. Air Products 2nd Addition. Final Plat. Item 9, wells. No water problem.
- 8. Piland Addition. Final Plat. No city water available, no water problem. (Piland Lake Addition)
- 9. Topoka - Pine Addition. Final Plat. Existing main in Topeka; no main in Pine. As now platted, all land is adjacent to main and served. Final Plat isolates the land shown as an exception from existing main. As in a lot split, main is to be extended to serve that portion being split off. In this case, main in Pine should be extended to serve that portion being excepted and make it adjacent to water main as before plating. Item "H" might cover the problem.
- 10. St. Francis Regional Medical Center. Dedicate utility easement. No water problem.

11. City of Wichita. Dedicate Street E/W. ~~Hydrant protection~~
~~no necessary final construction. No water problem.~~

- 12. City of Wichita. Dedicate St. E/W. No water problem.
- 13. City of Wichita. Dedicate alley E/W. No water problem.
- 14. Other matters.