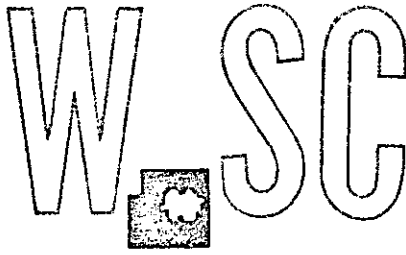


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1987



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

Re: Final Plat S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 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 guarantee the extension of sanitary sewer to serve Lot 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that provision #10 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around all main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- D. In order to assist title companies in determining if buildings constructed on this site property observe the building setbacks required by the associated Community Unit Plan, the final plat tracing shall indicate the building setbacks established by the CUP on the face of the plat.
- E. Since "complete access control" is being dedicated to 30th Street South and St. Clair Avenue from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The final plat shall indicate the amount of half-street right-of-way existing for 30th Street South and St. Clair Avenue adjacent to this property. The centerlines of these streets shall be labeled.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION
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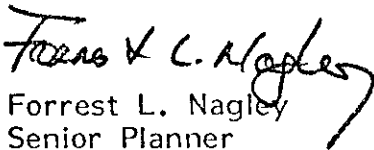
- G. Since this replat represents a minor replat of a platted lot, the Planning Commission waives the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Sections 4-501 and 4-502.
- H. The final plat tracing shall indicate the 20-foot wide utility easement needed to provide for the sanitary sewer lateral required to serve Lot 2.
- I. Prior to submitting this plat for scheduling before the City Commission, the applicant shall submit a revised drainage plan to City Engineering for review and approval.
- 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. 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. 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 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.

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 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry,
3100 S. Meridian, Wichita, KS 67217
Dan Wilson, 128 N. Oliver, Wichita, KS 67208
X Mike Lindebak, City Engineer

Pre-Sub 2-26-87

1. Fidelity Investment Co. . Vacation of Bldg. Setback. No Water problem.
2. William L. Boggs. Vacation of Alley R/O. No Water problem.
3. Thomas M. Lee. Vacation of Floodway Reserve. No Water problem.
4. Broadway 47 Plaza 2nd Addition. Preliminary Plat. All lots now served. No water problem.
5. DUGAN Industrial Third Addition. Final Plat. Item E, wells. No water problem.
6. John Michener Addition. Preliminary Plat. Area now served. No water problem.
7. Southwest Plaza 2nd Addition. Final plat. Area now served. No water problem.
8. Parkdale Addition. Final Plat. Area now served. Existing meters are noted on sketch plat. Additional services will be required. Arrangements to be made with Water Dept. No water problem.
9. Lester Foust Addition. Final Plat. Existing main in Edgemont, no main in Lexington. Plat now served. No water problem.
10. Wichita Board of Park Commissioners. Grant utility easement. No water problem.
11. Golf Courses of America. Grant utility easement. No water problem.
12. Lakepoint Company. Grant utility easement. No water problem.
13. Other matters.