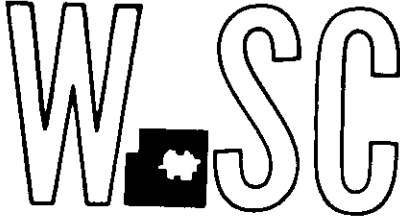


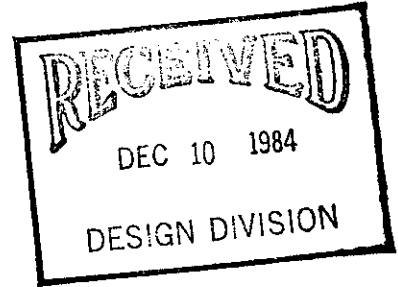
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 7, 1984



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

Re: S/D 84-114 - Final Plat of E. M. Stevens Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to submitting this plat for City Commission review, the applicant's surveyor shall be certain the final plat tracing accurately depicts the dedication of required street right-of-way for Kellogg Drive from this property.
- B. The final plat tracing shall dimension the width of the utility easement located in the southwest corner of the lot.
- C. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive in conjunction with further development of this site (commercial zoning). Staff recommends a waiver of the sidewalk required on adjacent Calhoun and Whitter Streets as these sidewalks would not tie into an existing sidewalk system to the south.
- D. The final plat tracing shall indicate "complete access control" to Kellogg across the north line of Kellogg Drive.
- E. The applicant is advised that the narrow residential width driveway to Whitter Road, located near the southwest corner of this plat, will need to be closed if it is not to be utilized as a part of this site's redevelopment.

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Baughman Company, P.A.

Re: S/D 84-114 - Final Plat of E. M. Stevens Third Addition.

December 7, 1984

Page 2

- F. When E. M. Steven's 2nd Addition was platted, a 35-foot building setback from Whitter Road was established. Since this plat proposed to reduce this setback to 20 feet, the engineer's text on the final plat tracing shall reference K.S.A. 12-512(b).
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, December 13, 1984. If you have any questions concerning this matter, please call.

Sincerely,

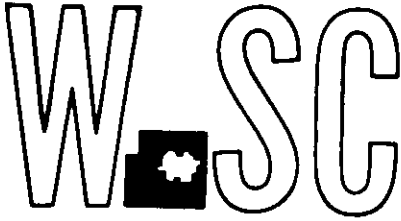
Forrest L. Nagley **BB**

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Edward M. Steven, P. O. Box 18688, Wichita, KS 67218
Edward M. Steven, c/o Alan McHenry, 432 Corona, Denver, CO 80218
x Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 13, 1984

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

Re.: S/D 84-114 - Final Plat of E. M. Stevens Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1984, 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 December 7, 1984.

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 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

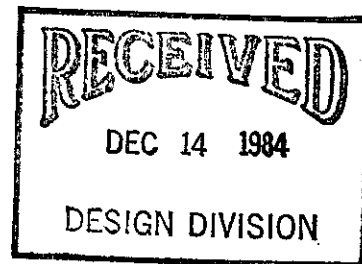
Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Planning Analyst

BRB:mlh

cc: Edward M. Steven, P.O. Box 18688, Wichita, KS 67218
Edward M. Steven, c/o Alan McHenry, 432 Cornona, Denver, CO 80218
x Mike Lindehak, City Engineer



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SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 26, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-1 - E.M. STEVEN'S FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant is advised that the replatting of this site, which is zoned "LC" (Light commercial) and involves 7.3 acres, will require that a Community Unit Plan (CUP) be prepared for this site. This CUP must be approved by the City Council prior to the final plat being submitted. Further, the area involved in the vacation of Whittier cannot be used for the parking or sale of vehicles associated with this site's present use unless BZA approval is obtained.

The following comments are subject to any changes and additions that may be required by approval of the CUP.

- B. The applicant shall guarantee the closure of Whittier. At Kellogg Drive, Whittier shall either be closed or reconstructed to a private drive standard. At the south line of the plat, Whittier shall be closed and an appropriate turnaround guaranteed. The installation of a fire hydrant shall also be provided for in the area of this turnaround.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- D. On the final plat, the 10-foot strip of land along the north line of this plat indicated as a contingent street dedication shall either be dedicated for street if the contingency is now applicable or if still in effect, the contingent dedication may still be indicated. A copy of the document establishing this contingent dedication shall be provided to the Planning Department for review.

In regard to the vacation of Whittier, the applicant shall meet with City Engineering to determine what portion of the northern section of this street is potentially involved in future right-of-way needs for Kellogg. The final plat tracing shall indicate this area as a contingent street dedication, with the plat's text noting that the contingent dedication is based upon the City's need for this right-of-way in association with Kellogg's improvement.

The applicant shall also meet with City Engineering to determine any other right-of-way requirements for Kellogg that may be required by this plat.

- E. The final plat shall either retain as easement the vacated street right-of-way for Whittier, or make satisfactory arrangements, including any needed guarantees, for the relocation of utilities within this right-of-way.
- F. On the final plat, a uniform building setback may be indicated to Kellogg Drive. This setback should be the 35-foot setback as established on the east half of the site and extended westward to Gouverneur. The dimension of this western portion will be dependent upon the right-of-way requirements established for Kellogg Drive.
- G. As required by BZA 59-85, complete access control is to be maintained across the south 84-feet of this site to Gouverneur. The final plat shall indicate complete access control in this portion of the plat. Also, no building is to be allowed south of a line, 430 feet south of the right-of-way line for Kellogg Drive. Based upon the present right-of-way line for Kellogg Drive a building setback of at least 104-feet shall be established from the south line of this plat for the area originally involved in the Chrysler Addition, with this line continuing eastward to Calhoun Drive.
- H. On the final plat the utility easement in the southwest portion of the plat shall be indicated as a 20-foot, rather than a 16-foot, easement.
- I. Since this plat is vacating street right-of-way and other platted features, the Engineer's text shall make appropriate reference to K.S.A. 12-512(b).

- J. The final plat shall indicate the platting of the 25-foot building setback from Gouverneur 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.
- K. On the final plat a note shall be inserted between Kellogg and Kellogg Drive indicating complete access control to Kellogg (U.S. 54) Street.
- L. The applicant shall submit a copy of the instrument which establishes the Derby Oil Company Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The applicant is advised that a file exists for an E.M. Stevens 4th Addition (S/D 84-110). This existing file is, however, outdated and will be closed.
- O. On the final plat, it shall clearly indicate that complete access control exists from this plat to Whittier.
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.

S/D 90-1 E.M. Steven's Fourth
Page 4

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: E.M. Steven, P.O. Box 783010, Wichita, KS 67278
Elizabeth Horning & Opal Ramsdall, 542 Whittier, 67207
Paul J. & Carlene J. Dunn, 133 N. Parkwood Lane, 67208
LaVern K. & Helen Larson, 7114 Gilbert, 67207
Jesse E. & Lorraine C. Binderim, 7120 Gilbert, 67207
Edward D. & Susan D. Klock, 663 Whittier, 67207
Danieal R. & Jeffrey L. Wilson, 657 Whittier Rd., 67207
Herbert K. & Alice L. Dodd, 901 N. Broadway, 67214
Lawrence R. & Jean M. Chambers, 645 Whittier, 67207
Ray H. Quackenbush, P.O. Box 1811, Shawnee, OK 74802
Lloyd W. Camerson, 633 Whittier, 67207
Naomi R. Tillery, 627 Whittier Rd., 67207
Diana Conner, 621 Whittier, 67207
Diana Dee Peters, 615 Whittier, 67207
David A. Cherry, 607 Whittier Rd., 67207
Walter L. Johnson, Jr., 601 Whittier, 67207
Frank L. & Vivian Seten, 602 Whittier, 67207
Drandco, a Kansas Corp., 3002 E. Harry, 67211
Lee G. & M. Johnie Graddy, 614 Whittier, 67207
Cecil I. & Betty R. Peterson, 620 Whittier, 67207
Charles T. & Gertrude J. Eads, 626 Whittier, 67207
Binh & Connie Le, 632 Whittier, 67207
Wilbur H. & Marjorie H. Weedin, #13 English, 67207
Frances M. Shepler, 644 Whittier, 67207
V.D. & Phyllis J. Kelley, 7202 E. Gilbert, 67207
Denmon L. Undersood, R.R. 4, 2235 Lynnwood, 67228
Charles E. & Elma M. Marshall, 656 Whittier, 67207
Leronzo LaFayette & Cleo B. Wilson, 7220 E. Gilbert 67207
Fehmi I. & Salam F. Ayoub, 7211 E. Gilbert, 67207
C. Louise & Billy Mack Smith, 7123 E. Gilbert, 67207
Thomas A. & Nancy J. Martin, P.O. Box 8562, 67208
John N. & Mona Srour, 7201 E. Gilbert, 67207
Virginia F. Oursler, 702 Longfellow, 67207
Dennis L. Phelps & Steven C. Day, 608 N. Broadway, 67214
Mike Lindebak, City Engineer