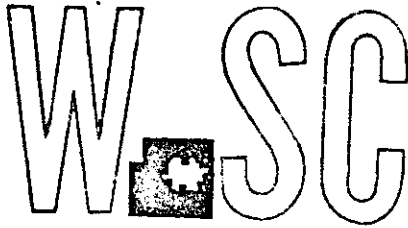
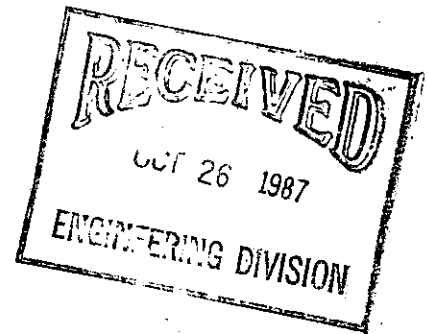


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 23, 1987

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

Re: Final Plat S/D 87-102 - HCA WESLEY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. On the final plat tracing, 5 feet of additional street right-of-way shall be dedicated for adjacent 2nd Street. This additional dedication will bring the half-street right-of-way up to the 35-foot standard for office and commercial areas.
- C. The granting of "complete access control", to Holyoke Avenue, is depicted correctly on this plat as was stipulated by the association zone change case.
- D. As this replat constitutes the vacation of previous platted lots, on the final plat tracing, the plattor's text shall be amended to reference K.S.A. 12-512(b).
- E. On the final plat tracing, the wording in the plattor's text regarding the contingent dedication shall be amended to read as follows:

WICHITA—SEDGWICK COUNTY

Final Plat S/D 87-102

HCA WESLEY ADDITION

October 23, 1987

Page 2

"The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of that portion of the existing building which exists within the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of the existing building."

- F. On the final plat tracing, the south 30 feet of the contingent dedication, depicted on the final plat, shall be made an outright dedication. This portion of land is not occupied by the existing building.
- G. On the final plat tracing, the building setback from Hillside shall not be labeled only a 20-foot setback. Instead the setback line shall be simply labeled as a building setback with a 20-foot dimension on the southern portion of the lot and a 30-foot dimension on the northern portion of the lot. This change in labeling of the setback will include the contingent dedication within the setback area.
- 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. Prior to submitting this plat for scheduling before the City Council, the applicant shall submit a revised drainage plan to City Engineering for review and approval. The revised plan shall provide for on-site retention of storm waters.
- J. The applicant is reminded of his agreement with the neighborhood regarding screening and landscaping along 2nd Street and Holyoke.
- 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 City Council.

The enclosed "marked" copy of the final plat is for your information and files.

WICHITA—SEDGWICK COUNTY

Final Plat S/D 87-102
HCA WESLEY ADDITION
October 23, 1987
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 29, 1987. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik
Enclosure

cc: HCA Realty, Inc., c/o John W. Massey, 2146 Belcourt Avenue,
Nashville, TN 37212
Kenneth P. Stewart, Boyer, Donaldson & Stewart,
1030 First National Bank Bldg, Wichita, KS 67202
Charles Morris, 230 N. Holyoke, Wichita, KS 67208
Greg Doner, 226 N. Holyoke, Wichita, KS 67208
Gene Cochran, 240 N. Holyoke, Wichita, KS 67208
Pat Siemens, 240 N. Rutan, Wichita, KS 67208
Alvin Gregg, 244 N. Rutan, Wichita, KS 67208
Morris Perkins, 230 N. Fountain, Wichita, KS 67208
Linda and Gary Lindsly, 255 N. Rutan, Wichita, KS 67208
Leona Nesson, c/o George L. Perry, 236 N. Holyoke, Wichita, KS 67208
Cathy Doyle, 225 N. Holyoke, Wichita, KS 67208
Rosaline Leis, Route 1, Rose Hill, KS 67133
Mike Lindebak, City Engineer