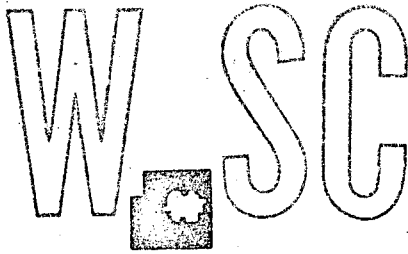


Pre-Sub 2-26-87

1. Fidelity Investment Co. Vacation of Bldg. Setback. No Water problem.
2. William L. Buggs. 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 Edgemood, 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.

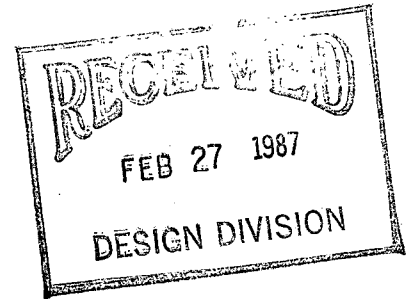
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-17 - BROADWAY 47 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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer laterals to serve proposed Lot 5.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the major entrance, required on Lot 1 to 47th Street, that is located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around 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.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION
Page 2

- G. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, this preliminary plat correctly shows the platting of building setbacks.
- H. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- I. The final plat shall label the centerlines of adjacent perimeter streets.
- J. 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.
- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Traborn Investments Company, Ltd., c/o Gary L. Newgent,
3831-A North Santa Fe, Oklahoma City, OK 73118
X Mike Lindebak, City Engineer
Lifespace Companies, Inc., 3800 N. May Ave., Suite 500,
Oklahoma City, OK 73112

Pre-Sub Apr. 9, 67

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1. ~~Samuel A. Henderson~~ ~~Validity of utility easement~~ No water

2. Broadmoor at 21st Street. Final plat. No water problem.

3. Wood River Addition. Final Plat. Item 9, main to be extended.

4. Keeler Industrial Tracts. Final Plat. Item 9, main to be extended.

5. Westwind 3rd Addition. Final Plat. Item 8, main to be extended. Existing petition to subordinate lots in Tyler and Ellet Ave. Run before the City Commission. No water problem.

6. Air Products 2nd Addition. Final Plat. Item 9, wells. No water problem.

7. Pilend Addition. Final Plat. No city water available, no water problem. (Pilend Lake Addition)

8. Zepeta - Pine Addition. Final Plat. Existing main in Zepeta; 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 extend 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 cause the problem.

9. St. Francis Regional Medical Center. Dedicates utility easement. No water problem.

10. City of Wichita. Dedicate Street E/W. ~~Applicant-protection~~ ~~may be necessary at time of construction~~ No Water problem.

Pre-Sub Apr. 9, 1967

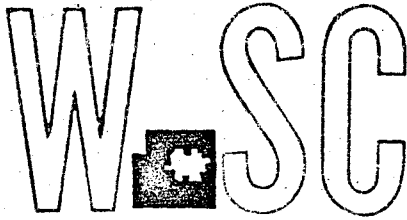
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11. City of Wichita. Dedicate St E/W. No water problem.

12. City of Wichita. Dedicate alley E/W. No water problem.

13. Other matters.

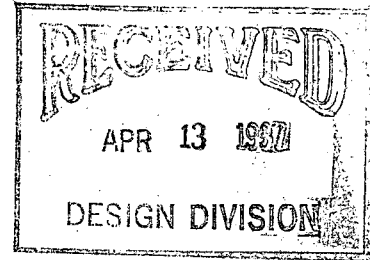
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 9, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND 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 guarantee the extension of sanitary sewer laterals to serve proposed Lot 5.
- B. The applicant shall guarantee the storm sewers required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the major entrance, required on Lot 1 to 47th Street, that is located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around 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.
- G. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

Page 2

- I. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. Since staff has been approached to modify the associated Community Unit Plan requirement for a 35-foot building setback from 48th Street on Lot 1, the final plat tracing shall not indicate the platting of a 35-foot building setback from either 48th Street or Water Street on Lot 1. Instead, a note shall be added on the face of the plat which states that "building setbacks from 48th Street and Water Street, on Lot 1, are per the requirements of the Broadway 48 Plaza Commercial Community Unit Plan (DP-28) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department." This information shall also be mentioned in the plat's text.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

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, April 16, 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: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500,
Oklahoma City, OK 73112
Mike Lindebak, City Engineer

S/D No.: 87-17 Name: BROADWAY 47 PLAZA 2ND ADDITION

Preliminary Approved: 2/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadway and 47th Street South.
Owner: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500,
Oklahoma City, OK 73112
Surveyor/Engineer: Professional Engineering Consultants, P.A.,
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 21.7±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 21,875 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC" (DP-28)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Broadway 47 Plaza Commercial Community Unit Plan (DP-28).

- A. The applicant shall guarantee the extension of sanitary sewer laterals to serve proposed ~~lots 4~~ and 5.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the major entrance, required on Lot 1 to 47th Street, that is located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around 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.
- G. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- 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 proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

SUBDIVISION REPORT

Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

Page 2

- J. Since staff has been approached to modify the associated Community Unit Plan requirement for a 35-foot building setback from 48th Street on Lot 1, the final plat tracing shall not indicate the platting of a 35-foot building setback from either 48th Street or Water Street on Lot 1. Instead, a note shall be added on the face of the plat which states that "building setbacks from 48th Street and Water Street, on Lot 1, are per the requirements of the Broadway 48 Plaza Commercial Community Unit Plan (DP-28) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department." This information shall also be mentioned in the plat's text.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. 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 by this replat?

S/D No.: 87-17 Name: BROADWAY 47 PLAZA 2ND ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Southwest corner of Broadway and 47th Street South.
Owner: Traborn Investments Company, Ltd., c/o Gary L. Newgent,
3831-A North Santa Fe, Oklahoma City, OK 73118
Surveyor/Engineer: Professional Engineering Consultants, P.A.,
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 21.7±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 21,875 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC" (DP-28)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Broadway 47 Plaza Commercial Community Unit Plan (DP-28).

- A. The applicant shall guarantee the extension of sanitary sewer laterals to serve proposed (Lots 4) and 5.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the two major entrances, required on Lot 1 to 47th Street and Broadway, that are located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street and Broadway to serve the required major entrances.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around 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.
- G. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, this preliminary plat correctly shows the platting of building setbacks.
- H. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- I. The final plat shall label the centerlines of adjacent perimeter streets.
- J. 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.
- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.