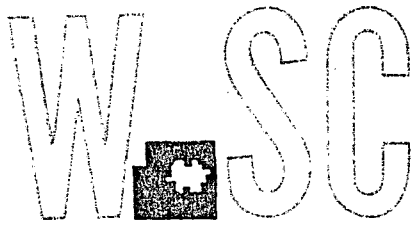
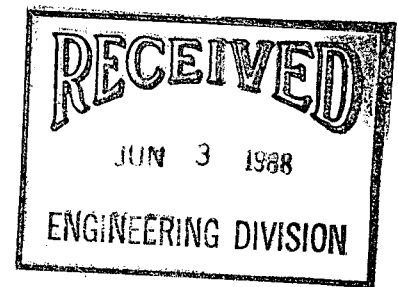


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



June 3, 1988

Dobler Surveying and Engineering  
702 E. 21st St., Suite 20A  
Wichita, KS 67214

Re: Preliminary Plat S/D 88-40 - CHAPMAN'S REPLAT

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 2, 1988, 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 final plat shall indicate a 20-foot wide utility easement to cover the existing east/west sanitary sewer lateral on this property or the applicant shall guarantee the abandonment of this sewer line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat, "complete access control" shall be indicated to 13th Street across the north line of the lot. "Access control except for two openings" shall be indicated to Market Street from the north 63 feet of the lot.
- D. The final plat shall indicate a 35-foot building setback to Market.
- E. The final plat shall indicate a 10-foot utility easement adjacent to the east line of the plat.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. The final plat shall clearly indicate the 20 feet of right-of-way being contingently dedicated by this plat as well as the existing 30 feet of right-of-way for 13th Street. The plat's text shall make proper reference to contingent dedication. The following wording is recommended for this dedication:

"The contingent street dedication is hereby dedicated to the public contingent upon the need for the right-of-way for any street improvement purpose. This contingent dedication shall run with the land."

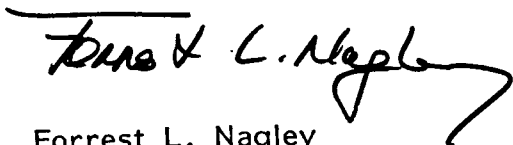
SEDGWICK COUNTY

Preliminary Plat S/D 88-40 - CHAPMAN'S REPLAT  
Page 2

- H. A lot number shall be indicated on the final plat.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. The existing structures which occupy a portion of the right-of-way being contingently dedicated for 13th Street shall be removed prior to submitting this plat for scheduling before the City Council. Once the structures have been removed, the applicant's surveyor shall submit a letter so stating for the plat file.
- K. 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.
- L. 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.
- M. 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.
- N. 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,



Forrest L. Nagley  
Senior Planner

FLN:dlk  
Enclosure

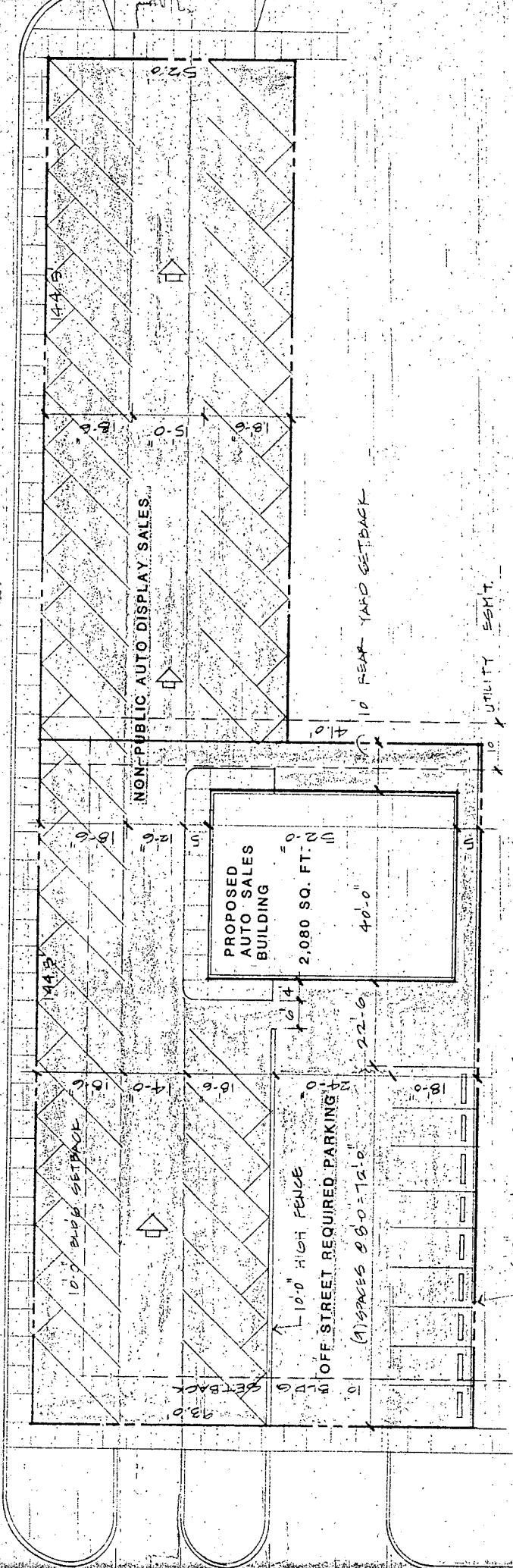
cc: Patrick Chapman, 1601 N. Woodlawn, Wichita, KS 67208  
Mike Lindebak, City Engineer

CHAPMAN'S REPLAT  
Page 2

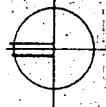
STAFF COMMENTS:

- A. The final plat shall indicate a 20-foot wide utility easement to cover the existing east/west sanitary sewer lateral on this property or the applicant shall guarantee the abandonment of this sewer line.
- 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 the residential width drive to Market should be either closed or reconstructed to the commercial-width standard.
- D. Complete access control shall be indicated to both Market and 13th Streets for a distance of 40 feet back from the northwest corner of the lot.
- E. The final plat shall indicate a 35-foot building setback to Market.
- F. The final plat shall indicate a 10-foot utility easement adjacent to the east line of the plat.
- G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- H. The final plat shall clearly indicate the 20 feet of right-of-way being dedicated by this plat as well as the existing 30 feet of right-of-way for 13th Street.
- I. A lot number shall be indicated on the final plat.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. The existing structures which occupy a portion of the right-of-way being dedicated for 13th Street shall be removed prior to submitting this plat for scheduling before the City Council. Once the structures have been removed, the applicant's surveyor shall submit a letter so stating for the plat file.
- L. 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.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

13th STREET



NORTH



# SITE PLAN

1" = 20'-0"



SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

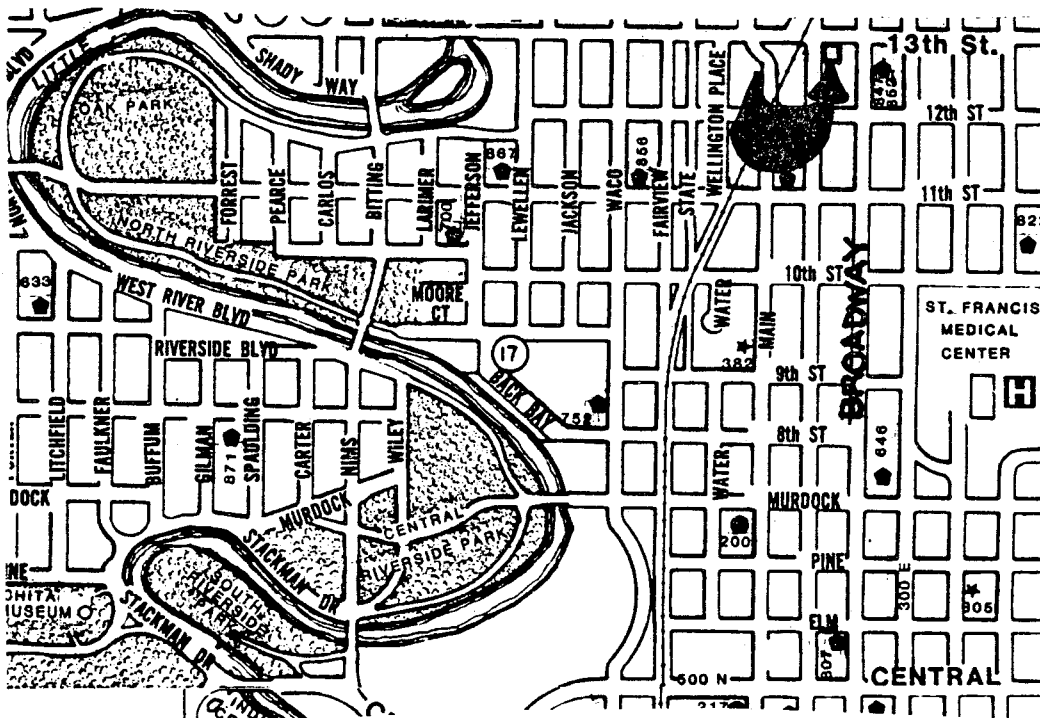
AGENDA ITEM # \_\_\_\_\_

JUNE 2, 1988

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-40 - CHAPMAN'S REPLAT  
OWNER/APPLICANT: Patrick Chapman, 1601 N. Woodlawn, Wichita, KS 67208  
SURVEYOR/ENGINEER: Dobler Surveying and Engineering  
LOCATION: Southeast corner of 13th and Market.  
SITE SIZE: 0.24 Acre  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1  
MINIMUM LOT AREA: 0.24 Acre  
CURRENT ZONING: "B"  
PROPOSED ZONING: "LC" (Z-2891)

VICINITY MAP:



STAFF COMMENTS:

NOTE: "LC" (Light Commercial) zoning has been approved for this site subject to replatting by April 26, 1989 (Z-2891).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 the residential width drive to Market should be either closed or reconstructed to the commercial-width standard.
- D. Complete access control shall be indicated to both Market and 13th Streets for a distance of 40 feet back from the northwest corner of the lot.
- E. The final plat shall indicate a 35-foot building setback to Market.
- F. The final plat shall indicate a 10-foot utility easement adjacent to the east line of the plat.
- G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- H. The final plat shall clearly indicate the 20 feet of right-of-way being dedicated by this plat as well as the existing 30 feet of right-of-way for 13th Street.
- I. A lot number shall be indicated on the final plat.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. The existing structures which occupy a portion of the right-of-way being dedicated for 13th Street shall be removed prior to submitting this plat for scheduling before the City Council. Once the structures have been removed, the applicant's surveyor shall submit a letter so stating for the plat file.
- L. 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.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.