

SEDGWICK COUNTY



**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 27, 1995

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

Re: S/D 94 - 89 SELF'S ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 26, 1995, 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 January 19, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Eldon L. Self and Shirley M. Self, Trustees of the Eldon L. Self Trust and Shirley M. Self Trust, Attn: Eldon L. Self, 721 E. Mt. Vernon, Wichita, KS 67211
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements will be required at the time of site development.
- B. On the final plat tracing, access control except for two (2) openings shall be dedicated to Mt. Vernon and as indicated during the zone change, complete access control shall be provided to Santa Fe. Both the face of the plat and the platlor's text need to reference this access control.
- C. The applicant shall guarantee the closure of the driveway to Santa Fe being located in the area of complete access control.
- D. The final plat tracing shall indicate a 25-foot building setback to Mt. Vernon and 20-foot building setback to Santa Fe.
- E. On the final plat tracing, the MAPC signature block shall indicate John W. McKay Jr. as chairman.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. As requested by City Engineering, a revised drainage plan shall be submitted for this site.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

January 26, 1995

STAFF REPORT
(Final Plat Approved 1/19/95)

CASE NUMBER: S/D 94-89 SELF'S ADDITION

OWNER/APPLICANT: Eldon L. Self and Shirley M. Self, Trustees of the Eldon L. Self Trust and Shirley M. Self Trust, Attn: Eldon L. Self, 721 E. Mt. Vernon, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Mt. Vernon and east of Santa Fe

SITE SIZE: 0.3 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial: 1

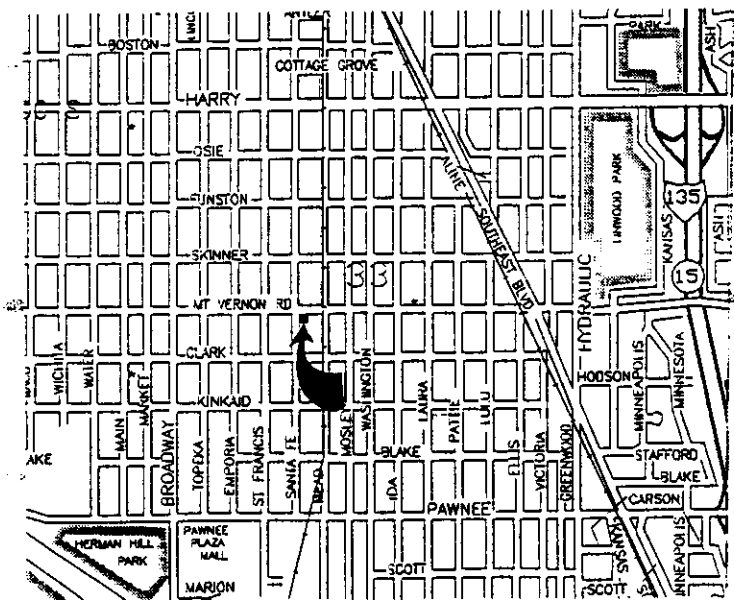
Total: 1

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "BB" (Z-3142)

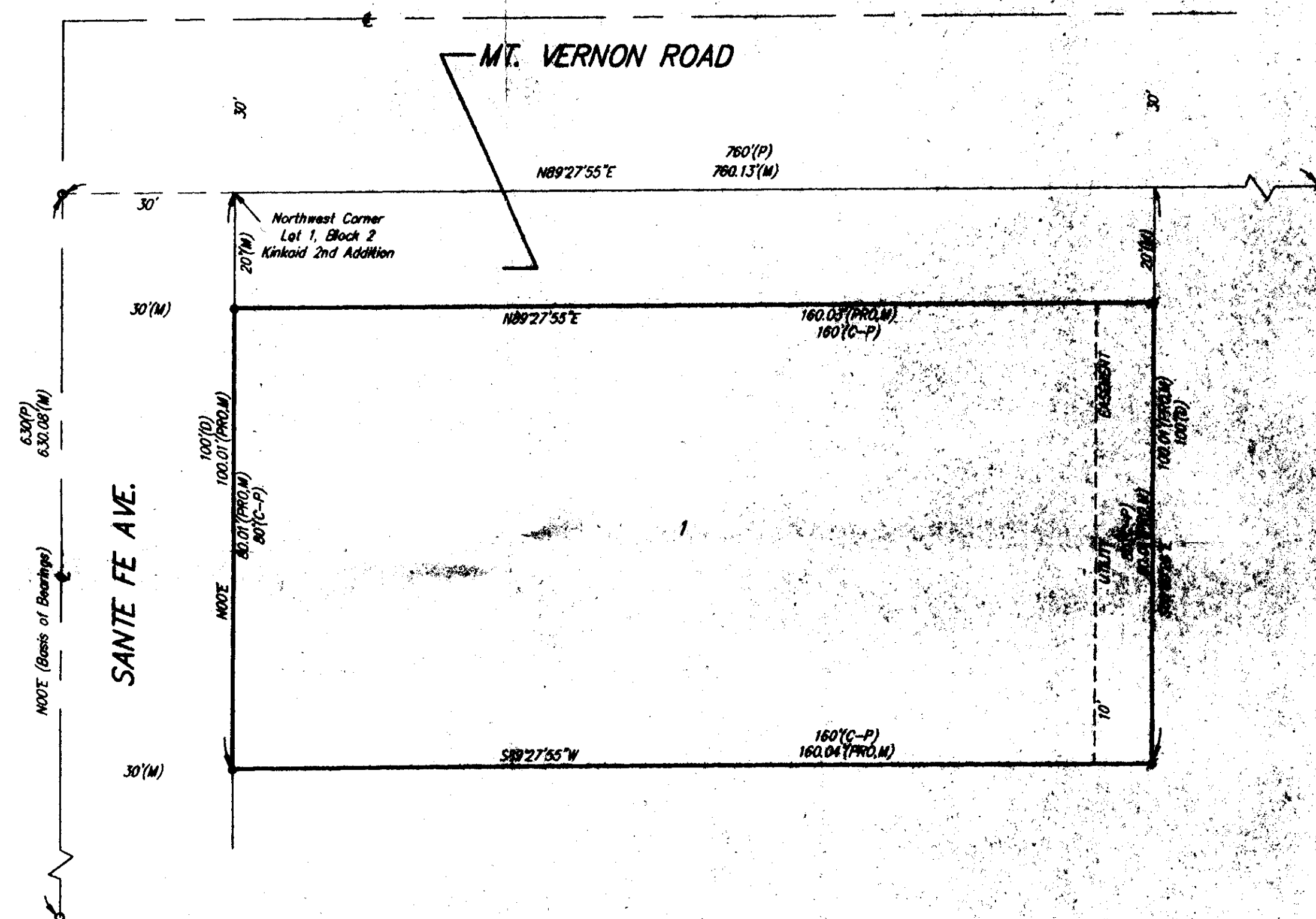
VICINITY MAP:



FINAL PLAY

SELF'S ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/19/95 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1-19-95



- Accis dr. h. Mt Vernon
CAC to Samuels per EA 5/42
- L56 - 25' M.V.
20' St. Pe
- Grant closing of Dri to Samuels
- M.A/C Chair = 51
- ? No Max Binder

- = #4 Rebar with Baughman Cap (Set)
- = PK Nail (Set)
- = Thimble

(M) = MEASURED
(C-P) = CALCULATED PER PLATTED INFO
(D) = DESCRIBED
(PRO) = PROXATED
(P) = PLATTED

SCALE
1" = 20'

State of Kansas) SS Wm. Boughman Company, P.A., Surveyors in
Sedgewick County) and State do hereby certify that we have surveyed
and plotted "SELF'S ADDITION", Wichita, Sedgewick County, Kansas and
that the accompanying plot is a true and correct exhibit of the property
surveyed, described as, and being a replat of the north 100 feet
of Lot 1, Block 2, and the west half of the adjacent vacated alley,
Kinkaid 2d Addition to Wichita, Kansas.

All being located in the SW1/4 of Sec. 33, Twp. 27-S, R-1-E of the 6th P.M., Sedgewick County, Kansas.

Existing public easements and dedications being vacated by virtue of R.S.A. 12-512(b).

Baughman Co., P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platting and a lot to be known as "SELF'S ADDITION", Wichita, Sedgewick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

The Eldon L. Self Trust and Shirley M. Self Trust, Dated 13th day of August 1993

Eldon L. Self, Trustee Shirley M. Self, Trustee

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 1995, by Eldon L.
Self and Shirley M. Self, Trustees of The Eldon L. Self and Shirley M.
Self Trust, Dated 13th day of August, 1993, on behalf of the Trust.

Notary Public

My App'l. Exp. _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "SE 1/4 Section 10", Wichita, Sedgewick County, Kansas.

Emergent Business Capital, Inc.

This plot of "SELF'S ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

~~John W. McKay~~  ~~Chairman~~

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

Elma Broadfoot

Pot Burnett City Clerk

of _____ Entered on transfer record this _____ day
1995

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of _____, 1995, at _____ o'clock ____ M, and is duly
recorded.

Pat Kettler _____ Register of Deeds

Ed Reso Deputy

State of Kansas) SS: The foregoing instrument acknowledged before me, this _____ day of _____, 1995, by _____ of Emergent Business Capital, Inc., on behalf of the corporation. (This)

My App'l. Exp. _____ Notary Public