

used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. The final plat shall indicate the utility easements requested by K.G. & E.-Electric which are indicated on the enclosed "marked" copy of the plat.
- J. On the final plat tracing, the MAPC signature block shall indicate James D. Miner as Chairman.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

November 18, 1993

STAFF REPORT
(Final Plat Approved 11/10/93)

CASE NUMBER: S/D 93-67 DANKA ADDITION

OWNER/APPLICANT: M. E. Barger & Associates, Inc., 5565 N. Ninth Street,
P. O. Box 2244, St. Petersburg, FL 33731-2244

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

LOCATION: East of Rock Road on 32nd Street North (approximately
2,000 feet)

SITE SIZE: 3.28 Acres

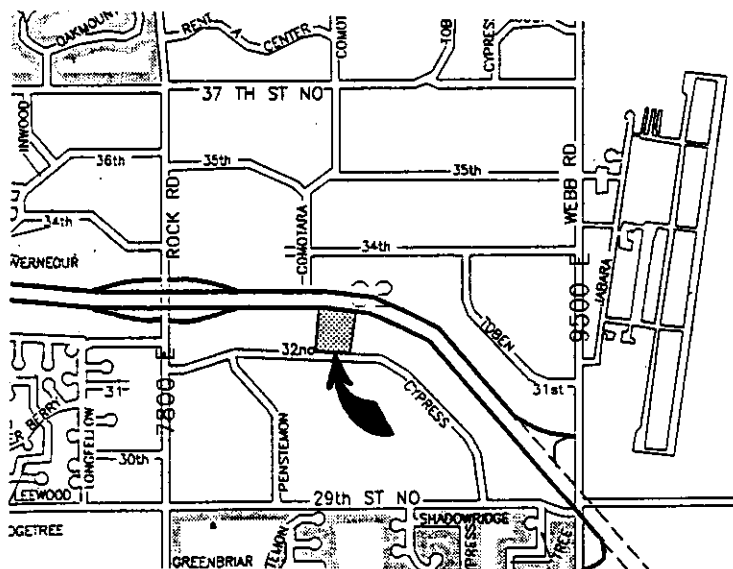
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	<u>4</u>
Total:	<u>4</u>

MINIMUM LOT AREA: 0.6 Acres

CURRENT ZONING: "E"

VICINITY MAP:

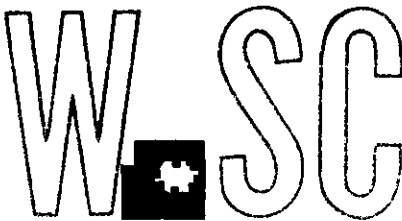


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. Any drainage improvements required by the platting of this property may be included with the paving petition.
- D. The applicant shall guarantee the paving of the proposed interior streets. As indicated by City Engineering, for the turnaround or cul-de sac portion of this street, the final plat tracing shall indicate a 60-foot radius right-of-way, with a surrounding 15-foot street drainage and utility easement. A 35-foot building setback shall be indicated from the right-of-way line. The paving guarantee for the turnaround area, shall provide for paving to a 50-foot radius.

Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since 32nd street North is not an arterial and properties either side of this site are under "'E'" zoning, access controls to this street are unnecessary and the final plat tracing may be amended by eliminating any such references from the face of the plat and within the platting's text.
- G. As required by the City's street naming ordinance, the street indicated for this plat shall be named 32nd Street North Court rather than Danka Court.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

November 19, 1993

c/o Phil Meyer
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-67 DANKA ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on November 18, 1993, 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 November 12, 1993.

However, Comment D has been amended by the Planning Commission to allow for the platting of a 30-foot building setback around the area of the turnaround rather than a 35-foot setback.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: M. E. Barger & Associates, Inc., 5565 N. Ninth Street, P. O. Box 2244, St. Petersburg, FL
33731-2244
Mike Lindebak, City Engineer

FINAL PLAT

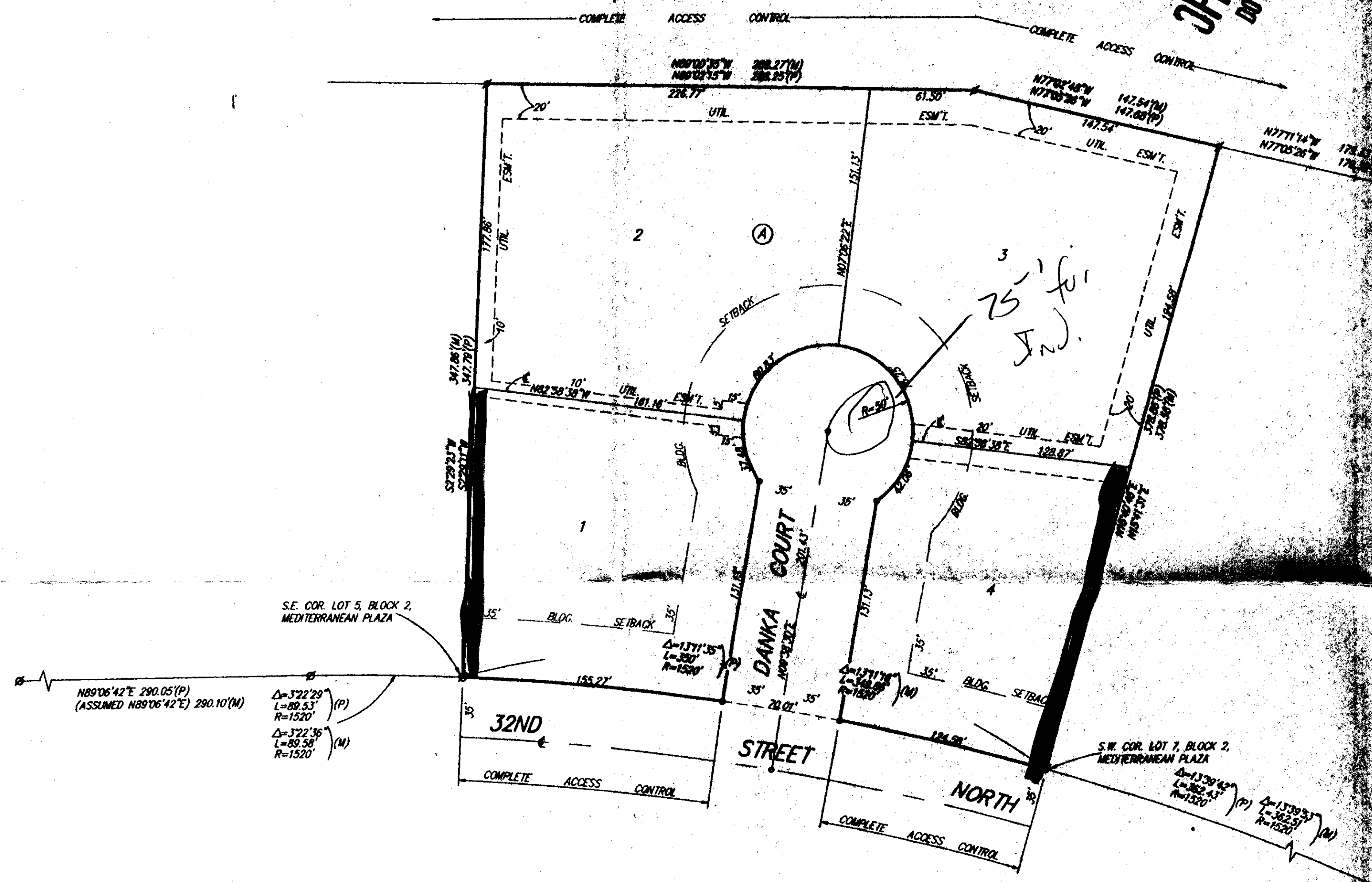
DANKA ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/10/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11-10-93

WICHITA, SEDGWICK COUNTY, KANSAS

NORTHEAST EXPRESSWAY RIGHT-OF-WAY
(FILM 811, PAGE 792)

OFFICE COPY
DO NOT REMOVE



FOUND CORNERS ARE OF UNIDENTIFIED
ORIGIN UNLESS IDENTIFIED ON SKETCH

(P) = PLATTED
(M) = MEASURED
BEARING BASE = ASSUMED

• = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
• = 1/2" IRON (FOUND)
• = 1/2" REBAR (FOUND)

State of Kansas) SS We, Baughman Company P.A., Surveyors in
County of Sedgwick) aforesaid county and state do hereby certify that we have surveyed
and plotted "DANKA ADDITION" to Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lot 6, Block 2, Mediterranean
Plaza, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the S.W. 1/4 of Sec. 32, Twp. 26-S, R-2-E of the
6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

Surveyor
Gregory F. Severns

This plat of "DANKA 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 _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1993.

County Clerk
Susan E. Crockett-Spoon

President
Benjamin Godwin

State of Florida) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1993, by Benjamin Godwin,
President, M. E. Barger & Associates, Inc., on behalf of the cor-
poration.

Notary Public
My App't. Exp. _____

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 _____, 1993, at _____ o'clock _____ M., and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa