

- K. As indicated by the CUP, a cross-lot circulation agreement shall be submitted, for recording, with the final plat tracing.
- L. On the final plat tracing, the 30-foot access easement crossing the central portion of Lot 4, Block A shall be completely drawn with the western line of this easement shown. Further, this easement needs to be created by separate instrument and is to be recorded by the applicant so that the recording information can be shown on the final plat tracing. A recorded copy of this easement shall be submitted for the plat file.
- M. Building setbacks between lots within the CUP need not be platted since under certain conditions such setbacks need not be observed. However, a note shall be placed on the face of the plat and also indicated in the plat's text, that additional setback requirements have been established in the Four H Community Unit Plan, DP-209.
- N. For the residential lots in Block B, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. For residential Lots 1 and 16, Block B access control need not be shown to Waddington. This street shall, however, be indicated in this area of the plat with its center line labeled and the amount of half street right-of-way available shown. Complete access control shall, however, be indicated to Waddington from any portion of Lot 1, Block A adjacent to this street. The plat's text shall also note the access control to Waddington.
- P. 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.
- Q. 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.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

February 25, 1993

STAFF REPORT
(Final Plat Approved 2/18/93)

CASE NUMBER: S/D 93-5 - FOUR H ADDITION

OWNER/APPLICANT: Sedgwick County, 510 N. Main, Wichita, KS 67203

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

LOCATION: Northwest corner of Central and Tyler

SITE SIZE: 26.67 Acres

NUMBER OF LOTS

Residential:	16
Office:	
Commercial:	7
Industrial:	
Total:	23

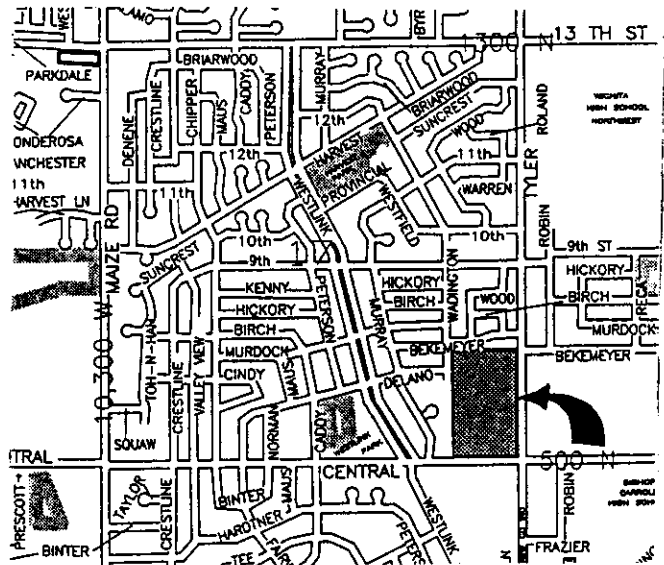
MINIMUM LOT AREA: 8,798.4 sq. ft.

CURRENT ZONING: "AA", "LC"

PROPOSED ZONING: "AA", "C", "LC", and "BB" (DP-209, Z-3085, Z-3086)

VICINITY MAP:

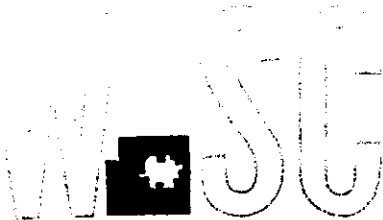
FILE COPY



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As indicated by City Engineering, additional easements shall also be provided for these sewer extensions.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. The final plat tracing shall also indicate any needed drainage easements.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. As noted by the CUP, the applicant shall guarantee a continuous deceleration lane to serve all openings along Tyler and Central.
- F. The applicant shall guarantee the construction of those portions of major entrances within street right-of-way.
- G. As indicated by Traffic Engineering, the applicant shall submit a guarantee for signalization to this site's major entrances. This guarantee will be held until such improvements are warranted. Also, a guarantee shall be submitted for the modification of the left-turn bay located along Tyler Road.
- H. When the CUP was being reviewed, it was indicated that a landscape buffer would be created along the west line of the CUP. The final plat tracing shall therefore indicate a Reserve along this plat's west line. This Reserve shall be indicated in the plat's text as being for landscaping, open spaces, drainage, etc. as was indicated during the CUP's development. The plat's text shall also indicate who is to own and maintain the Reserve.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. If the reserve is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 25, 1993

Baughman Company, P. A.
315 Ellis
Wichita, KS 67203

Re: S/D 93-5 - FOUR H ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 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 February 19, 1993.

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.

FILE COPY

Sincerely,

Don Losew
Senior Planner

DL:rh

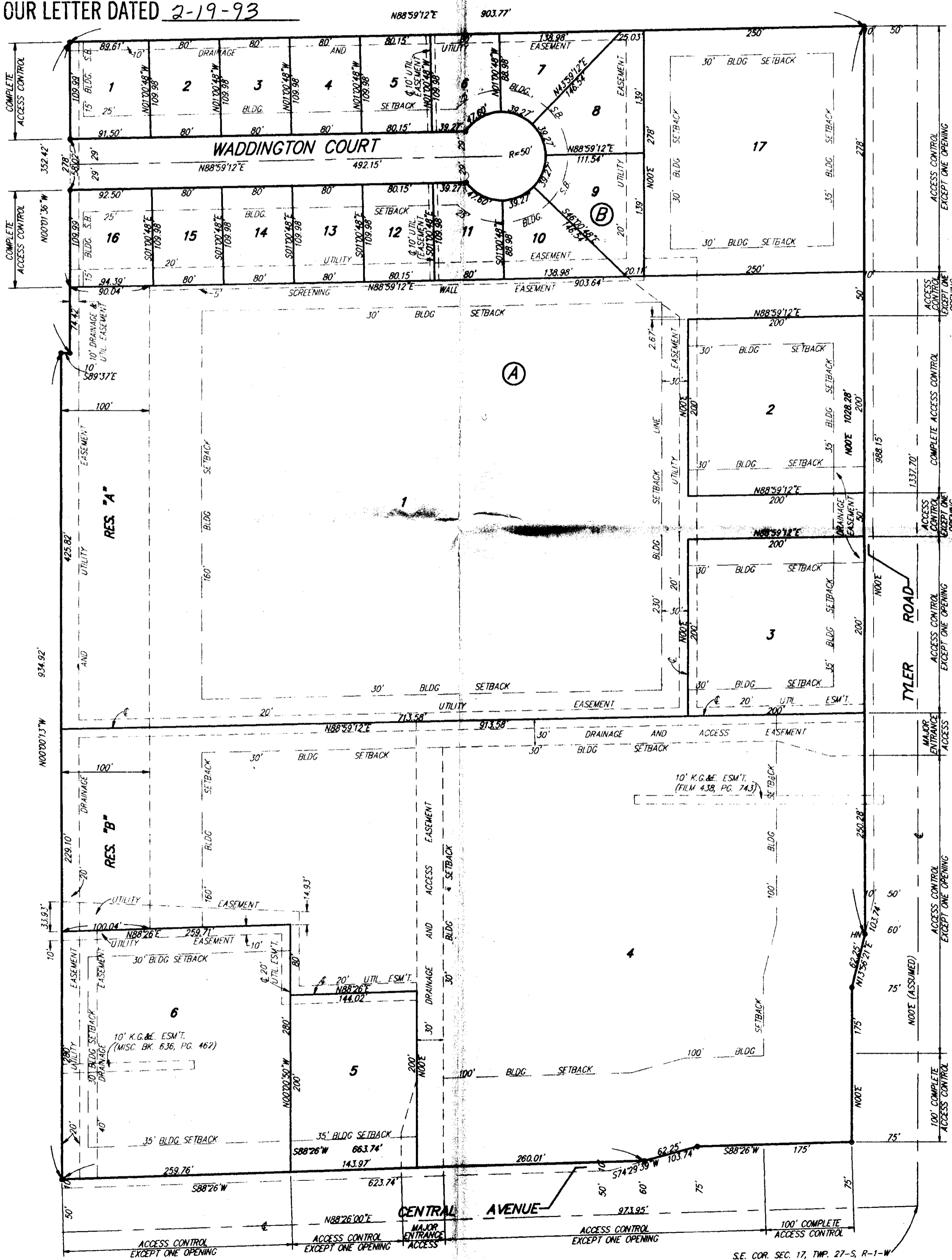
cc: Sedgwick County, Attn: Ken Arnold, County Manager's Office,
501 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

FILE COPY FOUR H ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-18-93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 2-19-93



SCALE: 1" = 80'
 ○ = 1/2" IRON (FOUND)
 ● = 1/2" REBAR
 W/ "BAUGHMAN" CAP (SET)
 H# = "HILTI" NAIL (SET)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
 Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
 and platted "FOUR H ADDITION", 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 the following:
 All of Lot 1, 4-H Club Addition, Wichita, Sedgwick County, Kansas and
 all of Lot 1, 4-H Club 2nd Addition, Wichita, Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 17, Twp. 27-S, R-1-W of
 the 6th P.M., Sedgwick County, Kansas.
 Existing public easements and dedications being vacated by
 virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____
 _____ Surveyor
 Gregory F. Severns

This plat of "FOUR H 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.

 L. O. Breckenridge, Jr. 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 _____, 1993.

 Frank M. Ojile Mayor

 Pat Burnett Deputy City Clerk

Know all men by these presents that we,
 the undersigned, have caused the land described in the surveyors
 certificate to be platted into lots, blocks, streets and reserves to be
 known as "FOUR H ADDITION", Wichita, Sedgwick County, Kansas.
 Reserve "A" and Reserve "B" are hereby reserved for landscaping,
 open space, screen wall construction, and drainage purposes.
 Reserve "A" shall be owned and maintained by Lot 1. Reserve "B"
 shall be owned and maintained by Lot 4. The streets are hereby
 dedicated to and for the use of the public. The utility easements
 are hereby granted as indicated for the construction and maintenance
 of all public utilities. The drainage easements are hereby granted
 as indicated for drainage purposes. The drainage and utility easements
 are hereby granted as indicated for drainage purposes and for the
 construction and maintenance of all public utilities. The access and
 drainage easements are hereby granted for access purposes and for
 drainage purposes. The screening wall easement is hereby granted
 as indicated for screening purposes. Access controls as depicted
 on the face of the plat are hereby granted to the City of Wichita,
 Kansas. The permitted entrance locations shall be as determined
 by the City Engineer of the City of Wichita, Kansas.

T V Realty, Limited Liability Company

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

 Stephen J. Mordis Manager

 Susan E. Crockett-Spoon County Clerk

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me, this _____ day of _____, 1993, by Stephen J. Mordis,
 Manager of T V Realty, Limited Liability Company, on behalf of the
 Limited Liability Company.

State of Kansas) SS This is to certify that this plat has been
 filed for record in the office of the Register of Deeds, this _____ day
 of _____, 1993, at _____ o'clock _____ M.; and is duly
 recorded.

 Pat Kettler Register of Deeds

 _____ Notary Public
 My App't. Exp. _____

 Ed Resa Deputy