

- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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.
- Q. 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.

April 27, 1989

STAFF REPORT

(Final Plat Approved 4/20/89; Preliminary Plat Approved 10/20/89)

CASE NUMBER: S/D 88-81 BSF ADDITION

OWNER/APPLICANT: Bill Mesker, 7979 W. Kellogg, Wichita, KS

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.W. corner of 47th St. So. & Woodlawn

SITE SIZE: 53.8 Acres

NUMBER OF LOTS

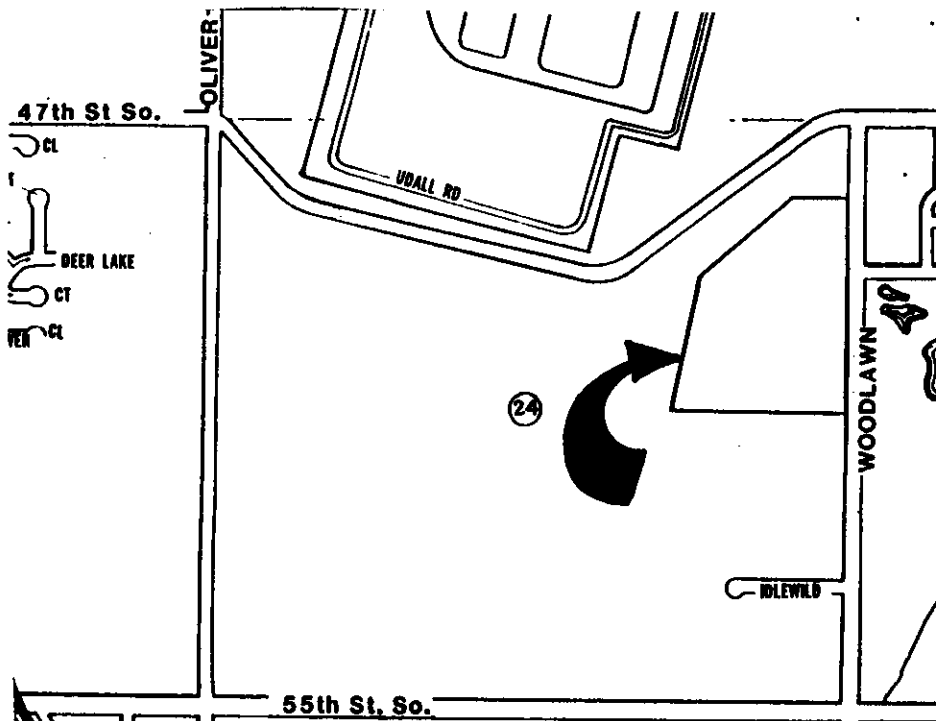
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1" Suburban Residential and "LC" Light Commercial Districts

PROPOSED ZONING: An area presently zoned "LC" will need a zone change to "R-1".

VICINITY MAP:



- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the locations of lagoons on certain of the lots being platted (Lots 1, 2, 4, 5 and 6) will need to meet certain requirements and/or obtain location waivers of the County Health Department. The County Health Department should be contacted to ascertain what these requirements will be.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the improvement of Woodlawn Ct. to suburban street standards.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the film and page of the existing agreement. A copy of this agreement shall be submitted to the Planning Department.
- G. In order to maintain the integrity of the floodway along the north side of this plat, the final plat tracing shall include in the perimeter of Lot 1, the area of the floodway adjacent to the north line of this lot and indicated on the preliminary plat.
- H. As required by the drainage plan, the final plat tracing shall indicate a minimum building pad elevation of 1,312 M.S.L. The platting of the minimum building pad elevation shall be noted on the face of the plat, as well as in the platting text. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- I. Prior to this plat being scheduled for City Council review, the zone change indicated in the above note for Lot 9 and part of Lot 8, Block A, shall be obtained.
- J. Approval of this plat will be subject to any conditions required on the zone change case.
- K. On the final plat tracing, the City Council signature block shall indicate Robert G. Knight as Mayor.

OFFICE COPY
DO NOT REMOVE

FINAL PLAT B S F ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/20/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/21/89

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "B. S. F. ADDITION," Sedgwick County, Kansas, described as commencing at the N.E. Cor of said N.E. 1/4; thence S 88° 51' 47" W, along the north line of said N.E. 1/4, 1035.72 feet to a point 1632.75 feet east of the N.W. Corner of said N.E. 1/4, said point being the N.E. Corner of a tract of land recorded on Film 385 at Page 1627 and Film 385 at Page 1630; thence S 12° 13' 47" W, along the easterly line of said tract of land, 1585.33 feet for a place of beginning; thence continuing S 12° 13' 47" W, 1140 feet to the south line of said N.E. 1/4; thence N 89° 06' 10" E, along the south line of said N.E. 1/4, 1616.22 feet to the S.E. Corner of said N.E. 1/4, thence N 00° 04' 08" W, along the east line of said N.E. 1/4, 1307.80 feet to a point 750.93 feet south of the N.E. Corner of said N.E. 1/4; thence S 89° 55' 32" W, 453.47 feet; thence S 42° 15' 33" W, 849.36 feet; thence S 60° 58' 11" W, 330.2 feet to the place of beginning.

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

This plat of "B.S.F. Addition," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Kroat Secretary

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas this _____ day of _____, 1989.

Sheldon Kaman Mayor

John Hoir City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners Sedgwick County, Kansas, this _____ day of _____, 1989.

Paul W. Hancock Chairman

Bernard A. Hentgen Chairman Pro-Tem

David Bayouth Commissioner

Billy G. McCray Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

Entered on transfer record this _____ day of _____, 1989.

Don Wright County Clerk

State of Kansas } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1989, at _____ o'clock _____ M; and is duly recorded.

Pat Kellier Register of Deeds

Ed Rose Deputy

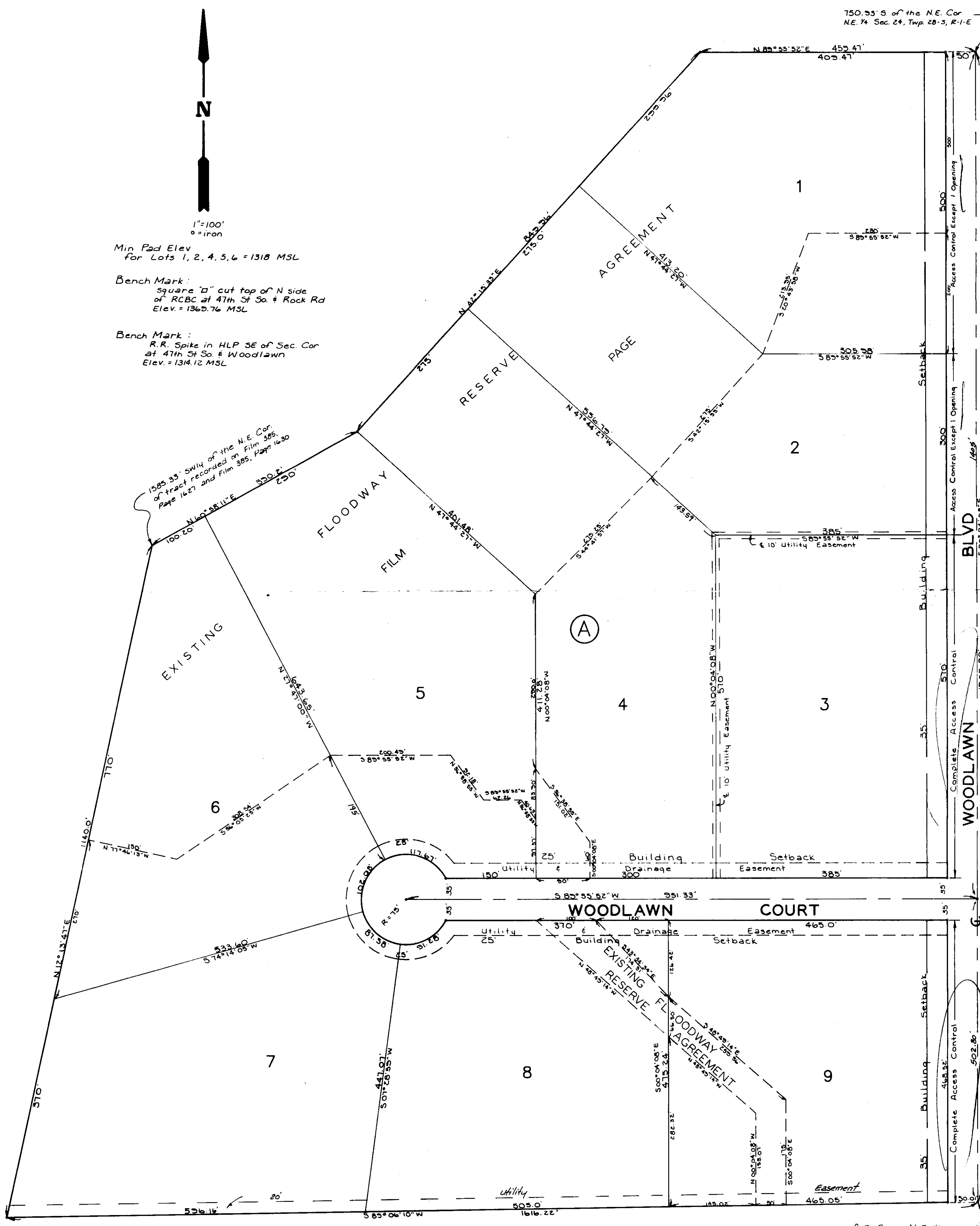
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a block, and streets to be known as "B. S. F. ADDITION," Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The utility and drainage easement is hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The existing floodway reserve agreement is recorded on Film _____ at Page _____. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Woodlawn Blvd. are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall have access to Woodlawn Blvd. at 1 point each as shall be determined by the Engineer of the appropriate governing body. No structure shall be constructed below a minimum pad elevation of 1318 MSL on lots 1, 2, 4, 5, and 6.

B.S.F. Associates

Bill E. Mesker, General Partner

State of Kansas } s.s. The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by Bill E. Mesker, General Partner of B.S.F. Associates, on behalf of the partnership.

Notary Public
My App't Exp. _____



1"=100'
0"=iron
Min Pad Elev for Lots 1, 2, 4, 5, 6 = 1318 MSL
Bench Mark: Square "D" cut top of N side of RCBC at 47th St So & Rock Rd Elev. = 1365.76 MSL
Bench Mark: R.R. Spike in HLP SE of Sec. Cor at 47th St So & Woodlawn Elev. = 1314.12 MSL

S.E. Cor. N.E. 1/4
Sec. 24, Twp. 28-S, R-1-E



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

April 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 88-81 BSF ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

- cc: Bill Mesker, 7979 W. Kellogg, Wichita, KS 67209
Bob Kaplan, Attorney, 430 N. Market, Wichita, KS 67202
Colonel Gerald R. Adams, Attn: Don Campbell, USAF, HQ 384th
Combat Support Group (SAC/DEEV), McConnell AFB, Kansas
67221-5000
Jim Weber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Department
Mike Lindebak, City Engineer

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