

## SUBDIVISION REPORT

Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

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- J. Since staff has been approached to modify the associated Community Unit Plan requirement for a 35-foot building setback from 48th Street on Lot 1, the final plat tracing shall not indicate the platting of a 35-foot building setback from either 48th Street or Water Street on Lot 1. Instead, a note shall be added on the face of the plat which states that "building setbacks from 48th Street and Water Street, on Lot 1, are per the requirements of the Broadway 48 Plaza Commercial Community Unit Plan (DP-28) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department." This information shall also be mentioned in the plat's text.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
M. ROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 87-17      Name: BROADWAY 47 PLAZA 2ND ADDITION

Preliminary Approved: 2/26/87  
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadway and 47th Street South.  
Owner: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500,  
Oklahoma City, OK 73112  
Surveyor/Engineer: Professional Engineering Consultants, P.A.,  
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 21.7±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 5
    - Industrial:
    - Total: 5
  3. Minimum Lot Area: 21,875 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC" (DP-28)
- 

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Broadway 47 Plaza  
Commercial Community Unit Plan (DP-28).

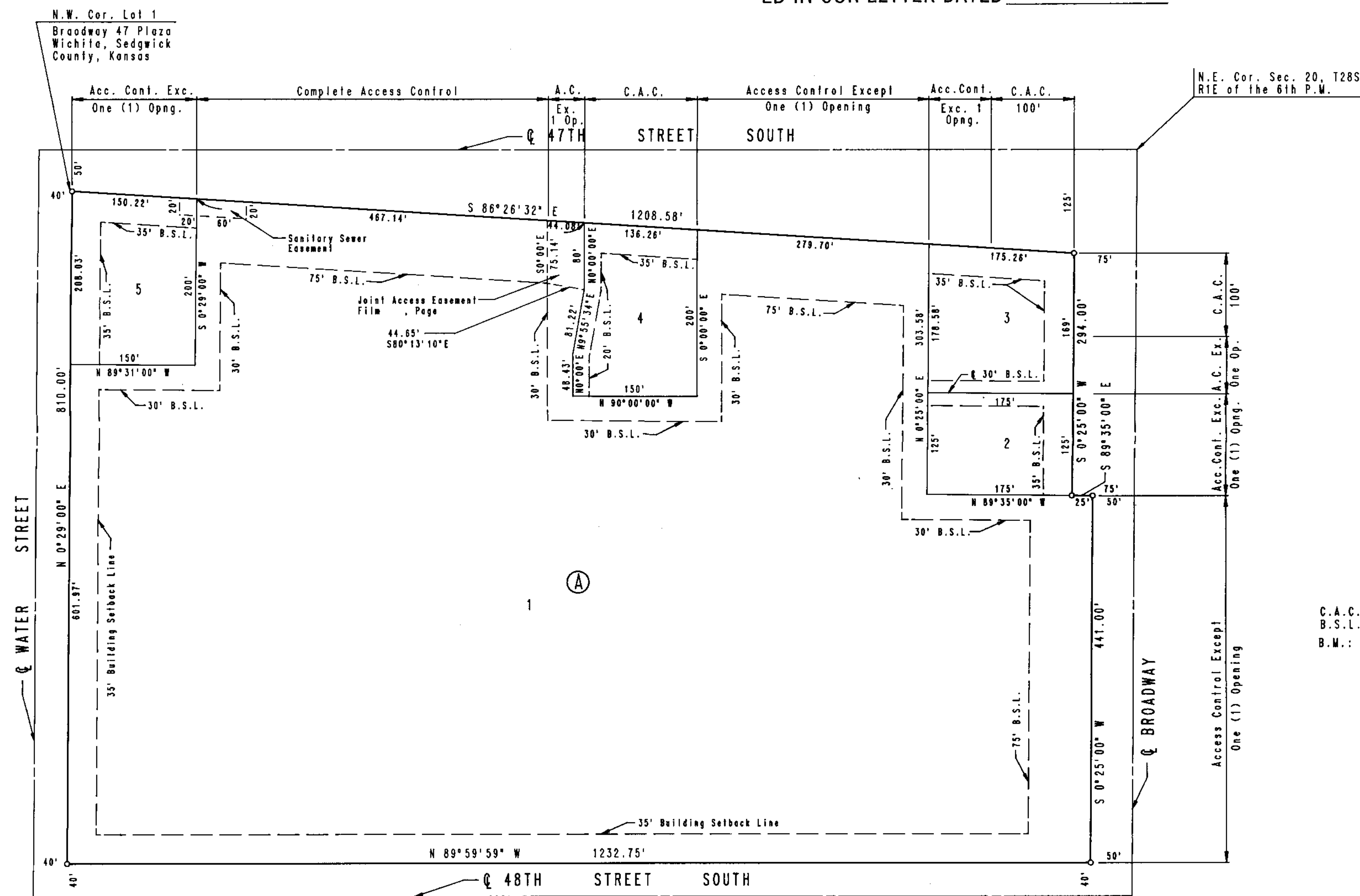
- A. The applicant shall guarantee the extension of sanitary sewer laterals to serve proposed Lots 4 and 5.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the major entrance, required on Lot 1 to 47th Street, that is located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- G. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- H. 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.
- I. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

OFFICE COPY  
DO NOT REMOVE

# BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

## FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 4/9/87 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 4/9/87



SCALE: 1" = 100'

o = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL  
B.S.L. = BUILDING SETBACK LINE  
B.M.: CITY OF WICHITA BRASS CAP  
40.8' E. AND 44.4' W. OF E'S  
INTERSECTIONS BROADWAY AND  
143RD ST.  
ELEV. -85.98 CITY DATUM

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,  
DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, BROADWAY 47 PLAZA  
2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A  
BLOCK, THE SAME BEING A REPLAT OF AND DESCRIBED AS: LOT 1, BROADWAY  
47 PLAZA, WICHITA, SEDGWICK COUNTY, KANSAS.

\_\_\_\_\_, R.W. LINN, P.E. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY  
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S  
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO  
LOTS AND A BLOCK, THE SAME TO BE KNOWN AS BROADWAY 47 PLAZA 2ND  
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS  
INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES  
ARE HEREBY GRANTED. ALL PORTIONS OF LOT 1, BROADWAY 47 PLAZA,  
WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT  
OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A.  
12-512(b), AMENDED. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM  
BROADWAY AND 47TH STREET SOUTH OVER AND ACROSS THE EAST LINE OF LOTS  
1, 2 AND 3 AND THE NORTH LINE OF LOTS 1, 3, 4 AND 5 ARE HEREBY  
GRANTED TO THE CITY OF WICHITA. PROVIDED, HOWEVER, THAT LOT 1 SHALL  
HAVE ACCESS TO 47TH STREET SOUTH AT TWO (2) LOCATIONS AND LOTS 3 AND  
5 SHALL HAVE ACCESS TO 47TH STREET SOUTH AT (1) ONE LOCATION EACH  
AND LOTS 1, 2 AND 3 SHALL HAVE ACCESS TO BROADWAY AT (1) ONE  
LOCATION EACH, AS SHOWN.  
OWNER: TRABORN INVESTMENTS COMPANY, LTD., BY THE LAWRENCE V. VAN HORN  
REVOKABLE TRUST, GENERAL PARTNER

BY \_\_\_\_\_  
LAWRENCE V. VAN HORN, TRUSTEE

STATE OF )  
COUNTY OF ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987,  
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME  
LAWRENCE V. VAN HORN, TRUSTEE OF THE LAWRENCE V. VAN HORN 1982  
REVOKABLE TRUST, AND GENERAL PARTNER OF TRABORN INVESTMENTS COMPANY,  
LTD., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE  
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION  
OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID  
COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND  
AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

WE, NEW YORK LIFE INSURANCE COMPANY, HOLDER OF A MORTGAGE ON THE  
ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF  
BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_

STATE OF )  
COUNTY OF )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987,  
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME  
\_\_\_\_\_, OF NEW YORK LIFE INSURANCE COMPANY, TO ME  
PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR  
AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY IN  
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK  
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, JOHN TERRY MOORE, CHAIRMAN

\_\_\_\_\_, MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY  
THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, TONY CASADO, MAYOR

\_\_\_\_\_, DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
1987.

\_\_\_\_\_, DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE  
REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
1987.

\_\_\_\_\_, PAT KETTLER, REGISTER OF DEEDS

\_\_\_\_\_, ED RESA, DEPUTY

April 16, 1987

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1987, 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 April 9, 1987.

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:

- ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ✓ Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
- ✓ Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew  
Junior Planner

DL:dlk

cc: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500  
Oklahoma City, OK 73112