

ONE-STEP FINAL PLAT

R & L CARPENTER 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT ~~FINAL PLAT~~

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/17/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-18-97

State of Kansas) SS
Sedgwick County) We, Baughman Company P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "R & L CARPENTER 3RD 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 Lot B, except the South 120 feet thereof, Block 1, Chisholm Creek Addition to Sedgwick County Kansas.

All being situated in the Southwest Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

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

Baughman Co., P.A.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1997.

James Alford County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1997, at _____ o'clock _____ M, and is duly recorded.

Larry Consover Register of Deeds

Michael D. Hurltt Deputy

R & L Carpenter Enterprises, LLC

Roger L. Carpenter Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 1997, by Roger L. Carpenter, Member of R & L Carpenter Enterprises, LLC, on behalf of the Company.

Notary Public

My App't. Exp. _____

This plat of "R & L CARPENTER 3RD ADDITION", an addition to 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 _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chair

Marvin S. Krout Secretary

LEGEND:

- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- ∇ = "Y" NOTCH (FOUND)
- ⊙ = 3/4" IRON IN TRIMBLE (FOUND)
- ⊗ = 5/8" REBAR W/ "CARPENTER" CAP (FOUND)
- LP = LIGHT POLE
- EB = ELECTRIC BOX
- TR = TRANSFORMER
- SI = SIGN
- SM = SANITARY SEWER MANHOLE
- SB = SOUTHWESTERN BELL TELEPHONE PEDESTAL
- TR = TREE

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURE:

LOT(S)	ELEVATION (PER CITY DATUM)
1 & 2	173.00

OWNER:

WILLIAM J. OLIVER, JR
200 W. DOUGLAS
WICHITA, KANSAS 67211
(316) 265-9311

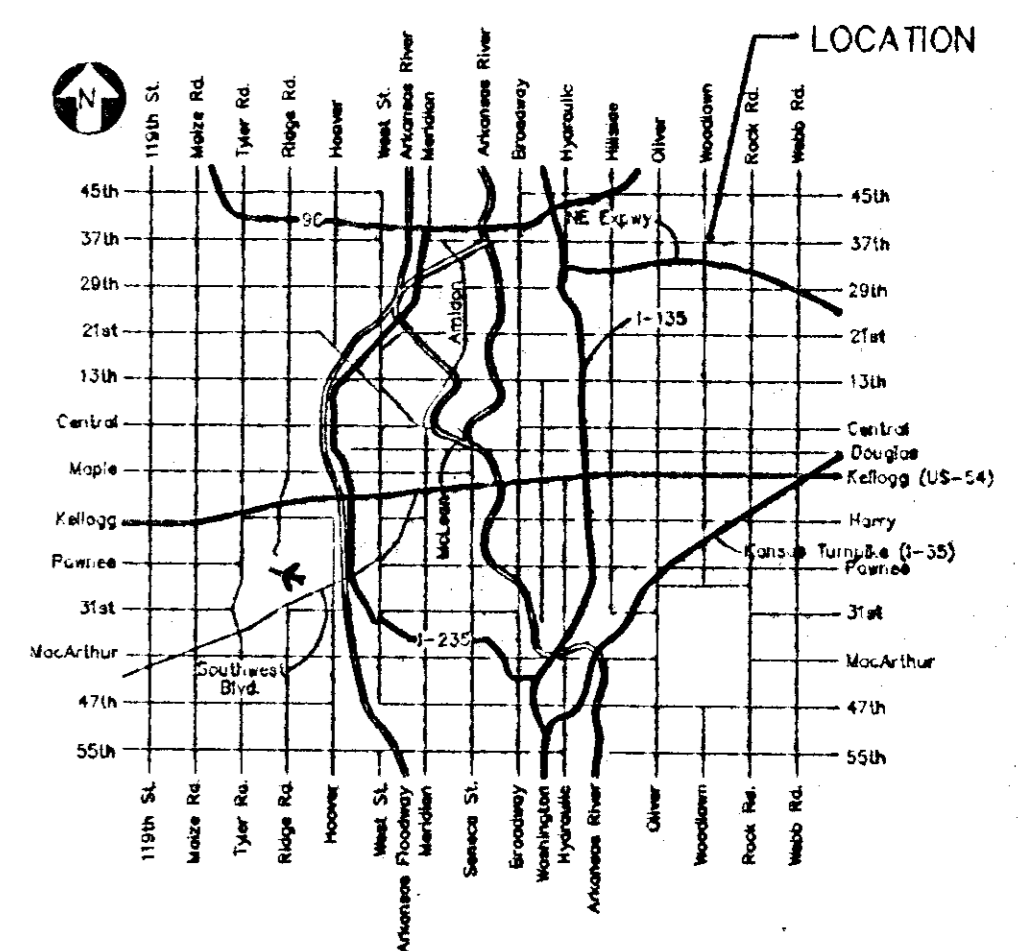
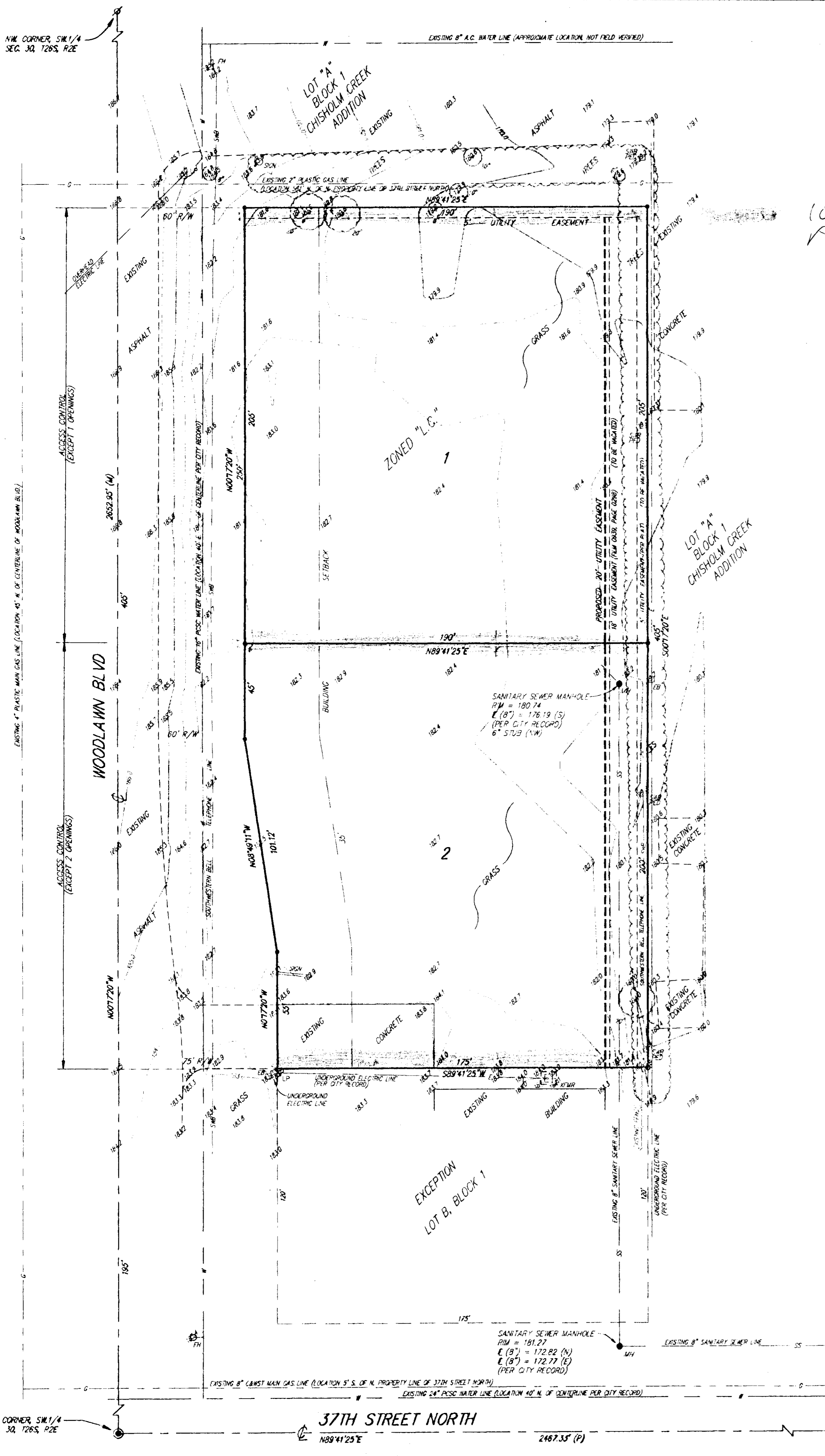
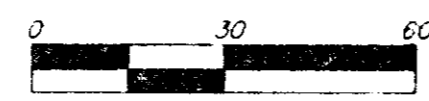
CONTRACT PURCHASER:

ROGER CARPENTER
R & L CARPENTER ENTERPRISES, L.L.C.
P.O. BOX 1207
COFFEYVILLE, KANSAS 67337
(316) 251-7720

BENCH MARK:

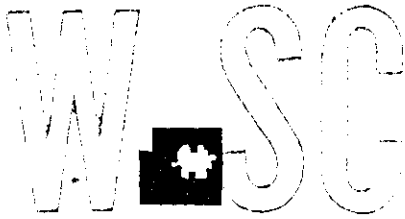
WOODLAWN AND 37TH ST NORTH
CITY OF WICHITA BENCH MARK - CITY DISC
SOUTHEAST CORNER INTERSECTION
75.7' EAST AND 56.3' SOUTH
OF CENTER LINE BOTH.
ELEVATION = 183.04 (CITY DATUM)

10' Util. Eas. 1/4" P.K. & E



VICINITY MAP

WICHITA — 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

June 26, 1997

FILE COPY

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

Re: S/D 97-28 - R. L. CARPENTER 3RD ADDITION (One-Step Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 26, 1997, 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 June 20, 1997.

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 and/or County Commission 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,

Dale Miller

Chief Planner, Current Plans Division

DM/lfb

cc: William J. Oliver, Jr., 220 West Douglas, Wichita, KS 67211; 265-9311
Kathryn Carr, 3900 N Woodlawn, #28 Maverick, Wichita, KS 67202
Jack McInterr, 151 N Main, Suite 700, Wichita, KS 67202
Roger Carpenter, P. O. Box 2107, Coffeyville, KS 67337; 316-251-7720
Mike Lindebak, City Engineer, Public Works Department (1-71)



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE: 316-258-4421
FAX: 316-258-4390

April 18, 1997

FILE CC

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

Re: S/D 97-28 - R. L. CARPENTER 3RD ADDITION (One-Step, Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 17, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. At this time, Lot 1 will not be served by the existing sewer line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by the drainage plan, both a cross lot and an off-site drainage agreement needs to be submitted for this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As noted by Traffic Engineering, the two allowed openings for Lot 2 shall be indicated on the final plat tracing and such that one (1) opening is an entrance and the other opening is for an exit only. Also, a site plan shall be submitted to Traffic Engineering for review.
- E. On the final plat tracing, since this Addition's a replat of existing platted lots, a tie point referenced to a previously platted lot corner shall be indicated.
- F. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on the plat. At this time, the platting binder is indicating ownership in another party.
- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 24, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:ifb

Enclosure: Marked Copy of plat

cc: William J. Oliver, Jr., 220 West Douglas, Wichita, KS 67211; 265-9311
Roger Carpenter, P. O. Box 2107, Coffeyville, KS 67337; 316-251-7720
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

May 15, 1997

STAFF REPORT

(One-Step, Preliminary-Final Plat, Approved 4/17/97)

FILE COPY

CASE NUMBER: S/D 97-28 - R. L. CARPENTER 3RD ADDITION

OWNER/APPLICANT: William J. Oliver, Jr., 220 W. Douglas, Wichita, KS 67211

(CONTRACT PURCHASER): Roger Carpenter, PO Box 2107, Coffeyville, KS 67337

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

LOCATION: Northeast corner of Woodlawn and 37th Street North.

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

- Residential:
- Office:
- Commercial: 2
- Industrial:

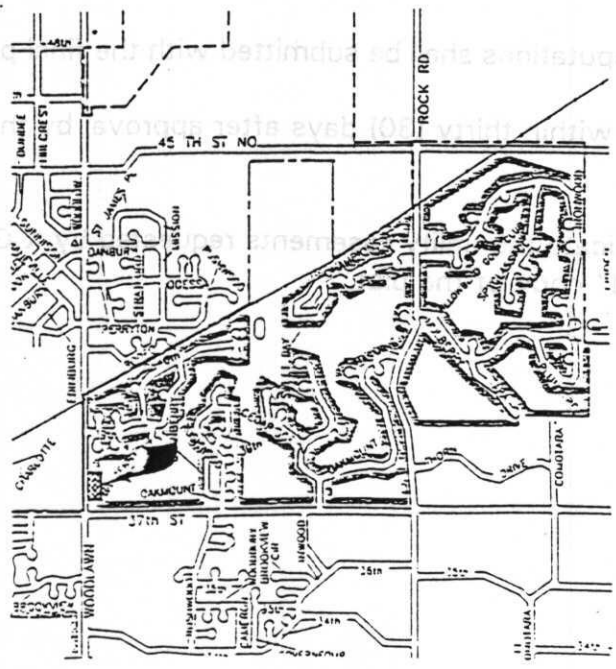
- Total: 2

MINIMUM LOT AREA: 36,425 square feet

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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