

**METROPOLITAN AREA PLANNING
DEPARTMENT**

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

February 10, 1994

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

Re: S/D 93-29 BRITAIN INDUSTRIAL PARK ADDITION - (Revised Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 10, 1994, 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 7, 1994.

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: Dewey Brittain, 2520 S. Sheridan, P. O. Box 17227, Wichita, KS 67217
Mike Lindebak, City Engineer



February 10, 1994

NOTE: This final plat has been revised by eliminating an area originally platted as a Reserve needed for drainage. City Engineering has confirmed that the Reserve is not necessary and may be eliminated.

STAFF COMMENTS:

- A.** Since Sheridan is not an arterial and the zoning either side of this street is light industrial, no access controls need to be dedicated. The final plat tracing shall, therefore, eliminate the references to access controls shown on the face of the plat and within the plattor's text.
- B.** Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid for this site. The platting binder is indicating that certain unpaid taxes may be due on this property.
- C.** 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.
- D.** 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.
- E.** As indicated by the Sedgwick County Soil Conservation District, a portion of this site involves hydric (wetland) type soils and development may require approval in such areas by certain Federal Agencies (Army Corps Engineers).
- F.** Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G.** Recording of the plat within 30 days after approval by the City Council.

**METROPOLITAN AREA
PLANNING COMMISSION**

February 10, 1994

**STAFF REPORT
(Revised Final Plat)
(Final Plat Approved 10/14/93, Preliminary Plat Approve 5/27/93)**

CASE NUMBER: S/D 93-29 - BRITTAIN INDUSTRIAL PARK ADDITION

OWNER/APPLICANT Dewey Brittain, 2520 S. Sheridan, P. O. Box 17227, Wichita, KS 67217

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

LOCATION: South of Pawnee and east of West Street

SITE SIZE: 9.25 Acres

NUMBER OF LOTS:

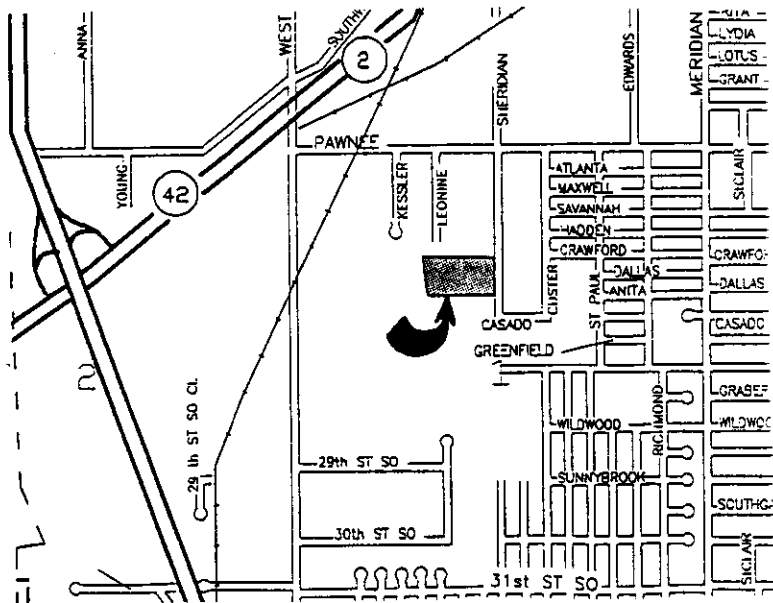
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 9.25 Acres

CURRENT ZONING: "E"

VICINITY MAP:

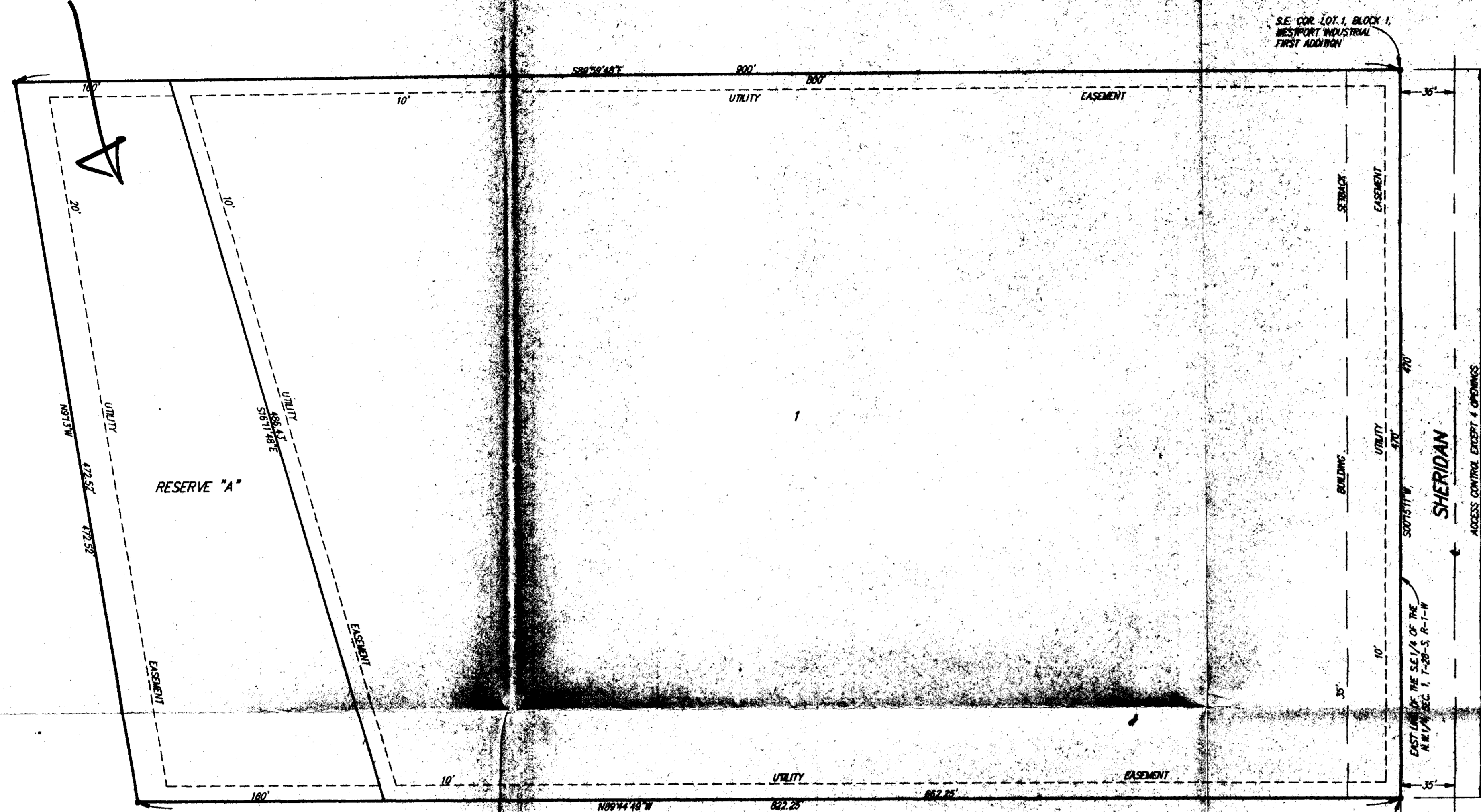
FILE COPY



Supervised by a
 Revised final plat dropped
 this Reserve - App. S/D 4/3/94

BRITAIN INDUSTRIAL PARK

AN ADDITION TO
 WICHITA, SEDGWICK COUNTY, KANSAS



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

_____ Chairman

Secretary
 Marvin S. Kraut

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

State of Kansas)
 County of Sedgwick) SS We, Baughman Company P.A., Surveyors of aforesaid county and state do hereby certify that we have surveyed and platted "BRITAIN INDUSTRIAL PARK," an 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 Lots 1, 2, 3, 4, 5, and 6, Westport Industrial Park Sixth Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 1, Twp. 28-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).

Date _____
 Baughman Company, P.A.

 Gregory F. Severns
 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a lot and a reserve to be known as "BRITAIN INDUSTRIAL PARK," an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for floodway purposes and for the construction and maintenance of all public utilities in, on, or across the easement. No buildings shall be constructed on or within Reserve "A", nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or other activities may be permitted within said Reserve "A". Reserve "A" shall be owned and maintained by the owner of Lot 1. All abutters rights of access to and from Sheridan over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Sheridan at four locations as shall be determined by the City Engineer of the City of Wichita, Kansas.

City of Wichita, Kansas, a Municipal Corporation

 Elma Broadfoot
 Mayor

ATTEST: _____
 Pat Burnett
 Deputy City Clerk

Britain Machine, Inc.

 Dewey L. Brittain
 President

State of Kansas)
 Sedgwick County) SS The foregoing instrument acknowledged before me this _____ day of _____, 1993, by Elma Broadfoot, Mayor of the City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

My App't Exp. _____
 Notary Public

State of Kansas)
 Sedgwick County) SS The foregoing instrument acknowledged before me this _____ day of _____, 1993, by Dewey L. Brittain, President of Britain Machine, Inc., on behalf of the corporation.

My App't Exp. _____
 Notary Public

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

 Susan E. Crockett-Spoon
 County Clerk

State of Kansas)
 Sedgwick County) 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

 Ed Reso
 Deputy