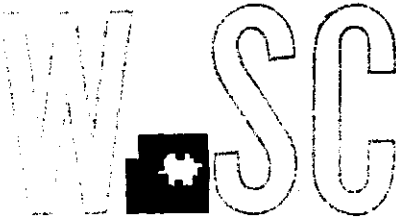


SEDGWICK COUNTY



July 2, 1993

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company
Attn: Mr. Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-38 - GEORGE'S WEST ST. ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 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 June 25, 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.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: DG Properties, A Limited Partner, Attn: Dick George, 410 N. West Street, Wichita, KS 67203
Mike Lindebak, City Engineer

P.S. Surveyors/Engineers: Please note that the accompanying "Engineer's Copy" of the plat was inadvertently left out of our June 25, 1993 mailing.

previously platted lots may require the replatting or lot-splitting of these sites before any further development may be allowed on the remaining portions of Lots 37 & 38 of Knight Acres.

H. Prior to this plat being released for recording, various items noted in this site's platting binder need to be resolved, this including:

1. Additional ownerships are indicated in the binder, but are not shown as signing the plat.
2. A mortgage is noted on the site but no signature is indicated for the mortgage holder.
3. Unpaid property taxes for 1992 are indicated.

The plat will not be released for recording unless the above items are resolved.

I. 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.

J. 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.

K. Applicant shall contact City Engineering and representatives from the utility companies to determine the location of all easements for this property, including but not limited to those easements located or proposed to be located along the northeast corner, adjacent to the west and south boundary lines, and adjacent to the east side of the existing KG&E 20-foot utility easement. The final plat tracing shall indicate the final location(s) of all easements as approved by City Engineering.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

N. The final plat tracing shall indicate ~~complete~~ access control except for one opening to West Street, and the plat's text shall be amended to state that access controls are being dedicated to the City of Wichita.

150000

(Final Plat, Final Plat Approved 6/24/93)

These are conditions of approval - I was on vacation and BP didn't use standard following my letter's etc.

A street map of the New Orleans area, showing the intersection of West St and Carroll St. A black arrow points to the intersection. The map includes street names such as New Orleans, West St, Carroll St, and various other streets like St. Louis, St. Charles, and St. Mary. A large black arrow points to the intersection of West St and Carroll St.

NOTE: This addition is being platted from portions of two larger lots. A zone change (Z-3094) has been submitted for the site which will result in all of this lot being zoned "LC" Light Commercial.

STAFF COMMENTS:

- 2/6/94
Per Plat M.
Project already
in progress
for S.S. → no
A. This plat shall be subject to approval of the zone change case (Z-3094) and any related requirements.

As a developed area, this site appears to be served by needed utilities. City Engineering needs to indicate if any additional guarantees are required.

- no fut. needed - (to own both to continue)
C. This site is already occupied by a building/use which has not established any access from the site itself, directly out to West Street. Apparently, access has been occurring across the properties north and south of the site. Since the property either side of this site appears to be owned by the applicant(s) for this plat an access agreement could be established which would allow this site to continue its present form of access, with complete access control required for this plat.
- D. The final plat shall indicate the platting of the 35-foot building setback from West Street through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. The only apparent easements being shown at this time on the plat were established by separate instrument, one being private and the other public. In terms of the public easement, this easement could or should be replatted under KSA 12-512 (b) and should be indicated as such in the Surveyor's text. If left as shown on this final plat and if no other public easements are required for this site, reference to granting of public easements should be deleted from the platator's text.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. The applicant(s) are advised that as owners of the adjacent properties, that the platting of this site from those

My App't Exp. _____