

FILE COPY

HAMPTON SQUARE

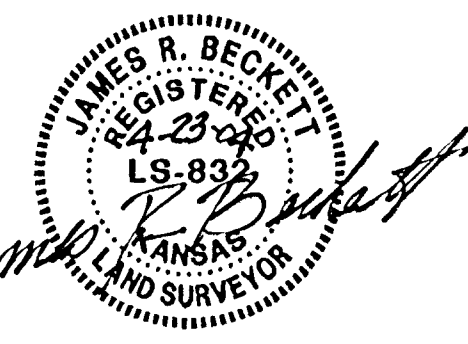
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 23RD DAY OF APRIL, 2004, WE HAVE SURVEYED AND PLATTED HAMPTON SQUARE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

THE EAST 960 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; EXCEPT THE NORTH 920 FEET OF THE WEST 200 FEET AND EXCEPT STREET RIGHT-OF-WAY.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 5 FOOT WALL EASEMENT ALONG THE NORTH AND WEST LINES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

THE STREET DEDICATIONS ALONG 37TH ST. NORTH AND MAIZE ROAD ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF 37TH & MAIZE COMMERCIAL COMMUNITY UNIT PLAN (DP-262).

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-262 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 37TH STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE AND TO AND FROM MAIZE ROAD OVER AND ACROSS THE EAST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 37TH STREET NORTH AT THREE LOCATIONS AS SHOWN, AND ACCESS TO MAIZE ROAD AT THREE LOCATIONS AS SHOWN.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	CITY DATUM	N.G.V.D.
LOTS 1, 8, and 9	173.1	1360.5
LOTS 2 through 7	171.6	1359.0

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE SAME TO BE KNOWN AS HAMPTON SQUARE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
THELMA RUTH SMITH REVOCABLE TRUST

Thelma Ruth Smith
THELMA RUTH SMITH, TRUSTEE

HAMPTON SQUARE, LLC

Marvin Schellenberg
MARVIN SCHELLENBERG, MANAGER

BOOT-SCHELL, LLC

Marvin Schellenberg
MARVIN SCHELLENBERG, MEMBER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13TH DAY OF MAY, 2004, BY THELMA RUTH SMITH, TRUSTEE OF THE THELMA RUTH SMITH REVOCABLE TRUST.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13TH DAY OF MAY, 2004, BY MARVIN SCHELLENBERG, MEMBER OF BOOT-SCHELL, LLC.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13TH DAY OF MAY, 2004, BY MARVIN SCHELLENBERG, MANAGER OF HAMPTON SQUARE, LLC.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR
MY APPOINTMENT EXPIRES: 2/27/08

WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF HAMPTON SQUARE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Brad E. Yeager
BRAD YEAGER, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13TH DAY OF MAY, 2004, BY BRAD YEAGER, SENIOR VICE PRESIDENT OF LEGACY BANK.

Lisa A. Piska, NOTARY PUBLIC
LISA A. PISKA
MY APPOINTMENT EXPIRES: 01-12-2005

THIS PLAT OF HAMPTON SQUARE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 22ND DAY OF JANUARY, 2004.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Ronald L. Marnell, CHAIR
RONALD L. MARNELL
John L. Schlegel, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 12-512 DAY OF MAY, 2004.

Tricia L. Robello
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, ON THIS 13TH DAY OF MAY, 2004.

Carlos Mayans, MAYOR
CARLOS MAYANS
Karen Sublett, CITY CLERK
KAREN SCHOFIELD SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2004.

DON BRACE, COUNTY CLERK

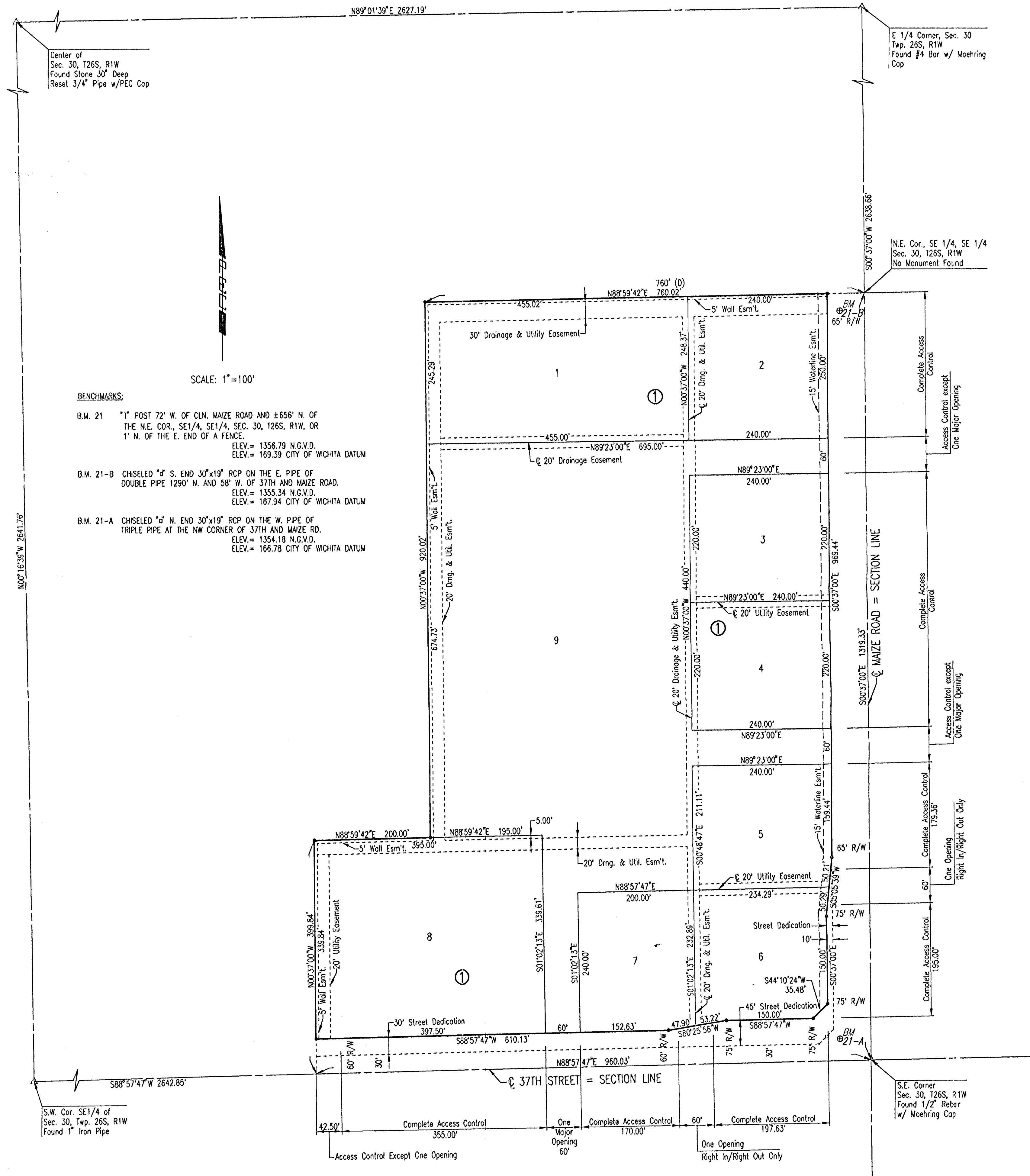
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2004.

_____, REGISTER OF DEEDS

BILL MECK

_____, DEPUTY

LINDA KIZZIRE



Center of
Sec. 30, T26S, R1W
Found Stone 30" Deep
Reset 3/4" Pipe w/PEC Cap

E 1/4 Corner, Sec. 30
Twp. 26S, R1W
Found #4 Bar w/ Moehring
Cap

N.E. Cor., SE 1/4, SE 1/4
Sec. 30, T26S, R1W
No Monument Found

S.E. Corner
Sec. 30, T26S, R1W
Found 1/2" Rebar
w/ Moehring Cap

SCALE: 1"=100'

BENCHMARKS:

- B.M. 21 "I" POST 72" W. OF CLN. MAIZE ROAD AND ±656' N. OF THE N.E. COR., SE1/4, SE1/4, SEC. 30, T26S, R1W, OR 1' N. OF THE E. END OF A FENCE.
ELEV.= 1356.79 N.G.V.D.
ELEV.= 169.39 CITY OF WICHITA DATUM
- B.M. 21-B CHISELED "d" S. END 30"x19" RCP ON THE E. PIPE OF DOUBLE PIPE 1290' N. AND 58' W. OF 37TH AND MAIZE ROAD.
ELEV.= 1355.34 N.G.V.D.
ELEV.= 167.94 CITY OF WICHITA DATUM
- B.M. 21-A CHISELED "d" N. END 30"x19" RCP ON THE W. PIPE OF TRIPLE PIPE AT THE NW CORNER OF 37TH AND MAIZE RD.
ELEV.= 1354.18 N.G.V.D.
ELEV.= 166.78 CITY OF WICHITA DATUM



Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-78 - One-Step Final Plat of Hampton Square Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2004

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-78 - One-Step Final Plat of Hampton Square Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An off-site easement is needed for the sewer main extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. An off-site drainage easement is needed.
- D. The following transportation improvements are required:
 - a. A continuous right-turn accel/decel lane provided along the Maize Road frontage and also along 37th Street up to the major entrance.
 - b. Petition for future intersection improvements which may include raised center-medians at the 37th and Maize intersection and installation of a traffic signal at the northernmost entrance on Maize Road if warranted in the future
 - c. Left-turn lanes with adequate storage for queued vehicles on both Maize and 37th Street to be constructed in a phased manner upon the determination of City Engineering
- E. A cross-lot access agreement with the property to the north shall be provided effective upon platting of that property for any commercial development .

- F. Access controls have been platted in accordance with the CUP approval. The plat proposes three access openings both 37th St. and Maize. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *The westernmost opening along 37th St. should be located at least 200 feet west of the major entrance for rights-in/out turns only or 400 feet west of the major entrance for full turning movements.*
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection corner.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- M. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- N. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- O. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. 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.)
- Q. 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.
- R. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Westar Energy has requested additional easements.
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

STAFF REPORT

(One-Step Final Plat Approved 1/15/04; Deferred 7/17/03)

CASE NUMBER: SUB 2003-78 -- HAMPTON SQUARE ADDITION

OWNER/APPLICANT: Thelma R. Smith Revocable Trust, Attn: Marv Schellenberg, 7926 W. 21st St. N., Wichita, KS 67205; Boot-Schell, L.L.C., 7926 W. 21st St. N., Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Maize Road and 37th St. North

SITE SIZE: 22.3 Acres

NUMBER OF LOTS

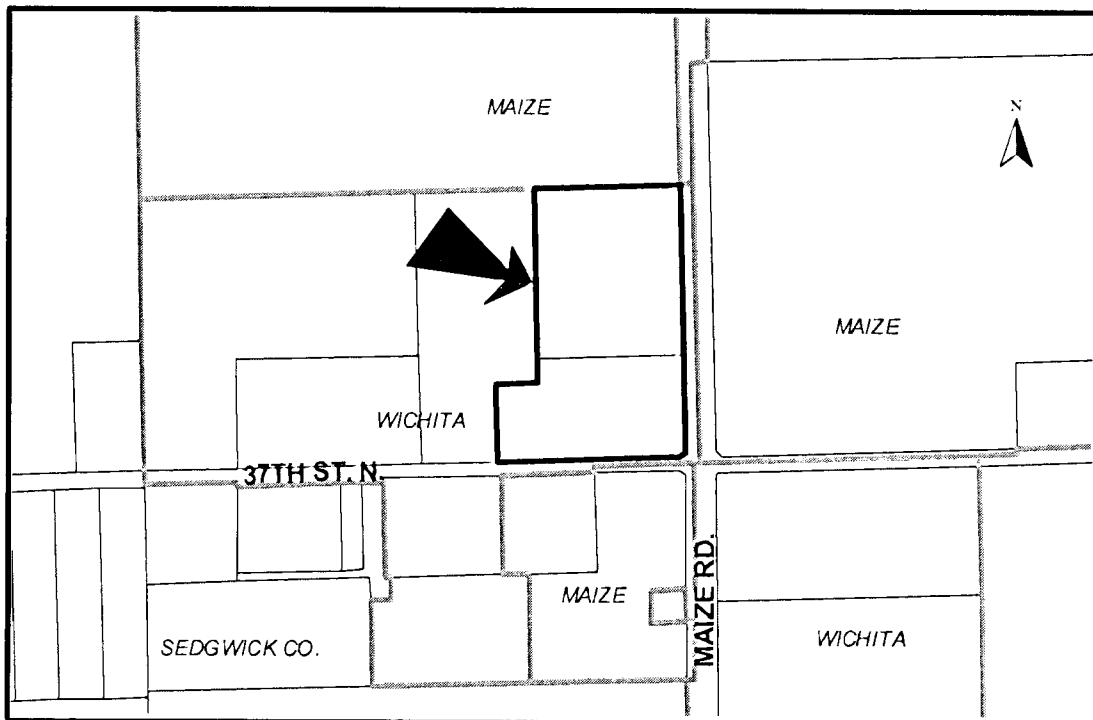
Residential:	
Office:	
Commercial:	9
Industrial:	
Total:	9

MINIMUM LOT AREA: 1.1 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-29) from SF-5, Single-Family Residential to LC, Limited Commercial. The site is also subject to the provisions of the 37th and Maize Commercial CUP (CUP 2002-25, DP-262). The site is located within the area of the proposed alignment of the Northwest Bypass.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. *An off-site easement is needed for the sewer main extension.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement is needed.*
- D. The following transportation improvements are required:
 - a. A continuous right-turn accel/decel lane provided along the Maize Road frontage and also along 37th Street up to the major entrance.
 - b. Petition for future intersection improvements which may include raised center-medians at the 37th and Maize intersection and installation of a traffic signal at the northernmost entrance on Maize Road if warranted in the future
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- E. A cross-lot access agreement with the property to the north shall be provided effective upon platting of that property for any commercial development .
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes three access openings both 37th St. and Maize. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *The westernmost opening along 37th St. should be located at least 200 feet west of the major entrance for rights-in/out turns only or 400 feet west of the major entrance for full turning movements.*
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
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SUB 2003-78 -- One-Step Final Plat of HAMPTON SQUARE ADDITION

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