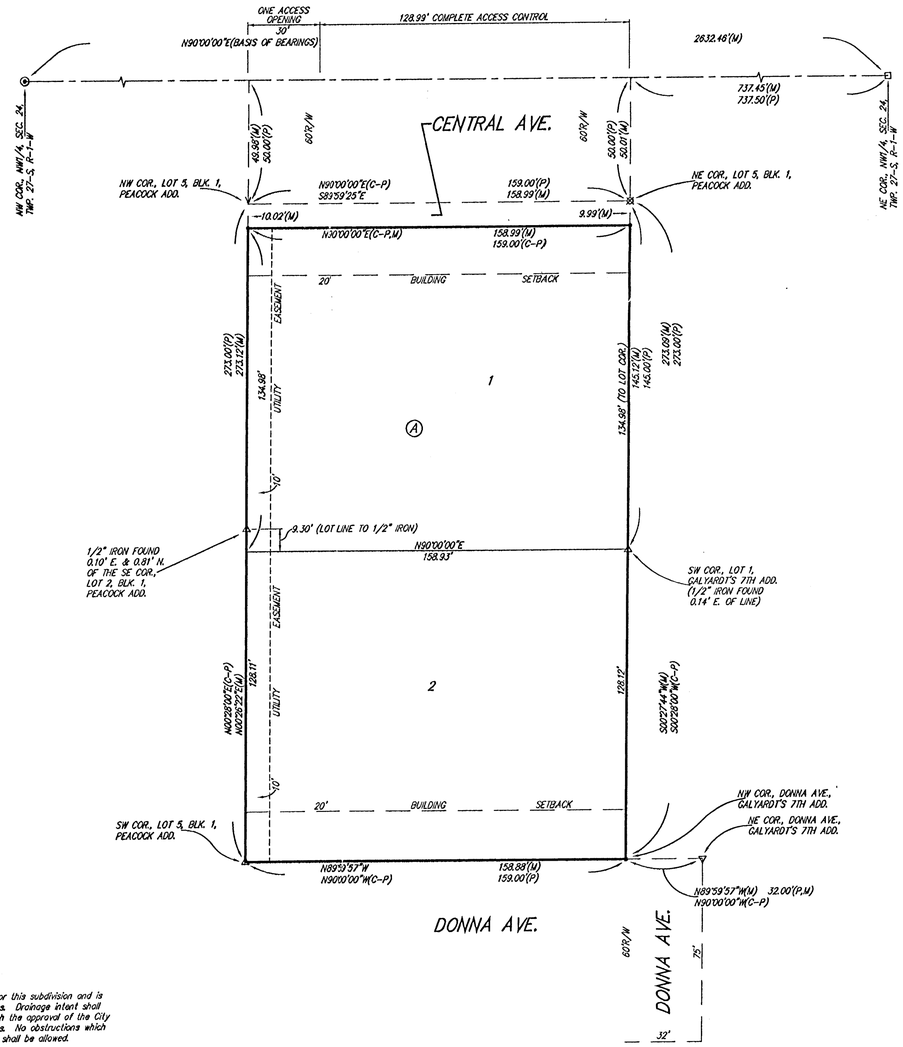
Final Rec'd 2-21-03

PEACOCK 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
◎ = 1/4 REBAR IN THIMBLE (FOUND)
□ = ℄ THIMBLE CAP, NOTHING IN THIMBLE (FOUND)
△ = 3/4" IRON (FOUND)
V = "V" NOTCH (FOUND)
⊠ = "P-K" NAIL (FOUND)
▽ = 1/2" IRON (FOUND)

0 30 60



NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WOODS EDGE", 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 all of Lot 5, Block 1, Peacock Addition to Wichita, Kansas.

All being situated in the NW1/4 of Sec. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael A. Conrey 12-871 1-10-2003, Surveyor
Michael A. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Street, to be known as "PEACOCK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Central Ave. over and across the north line of Lot 1, Block A are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Central Ave. at one location over the west 30.00 feet of the north line of said Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Don Klausmeyer — Marilyn Klausmeyer
Don Klausmeyer — Marilyn Klausmeyer

Lorena R. Wilson
Lorena R. Wilson

Kelly R. Phipps
Kelly R. Phipps

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19 day of February, 2003, by Don Klausmeyer and Marilyn Klausmeyer, husband and wife.

SHARON ZENNER
Notary Public-State of Kansas
My Appt. Exp. 9-9-2006

Sharon Zenner, Notary Public

My App't. Exp. 9-9-06

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19 day of February, 2003, by Lorena R. Wilson, a single person.

SHARON ZENNER
Notary Public-State of Kansas
My Appt. Exp. 9-9-2006

Sharon Zenner, Notary Public

My App't. Exp. 9-9-06

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19 day of February, 2003, by Kelly R. Phipps, a single person.

SHARON ZENNER
Notary Public-State of Kansas
My Appt. Exp. 9-9-2006

Sharon Zenner, Notary Public

My App't. Exp. 9-9-06

This plat of "PEACOCK 2ND ADDITION", 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 _____, _____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Brace

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 _____, 2003 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\PEACOCK 2ND ADD\DWG\PEACOCK2F.DWG-WCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2002

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

RE: SUB 2002-111 -- Final Plat of Peacock Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 2002, 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 December 13, 2002.

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 four (4) copies. Also, if a change is required on the tracing after submittal, four (4) 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. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

Prior to the plat being released, a detailed Lot Grading Plan must be submitted to the Engineering Department (this applies to all multi-lot, residential developments).

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2002

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

RE: SUB 2002-111 -- Final Plat of Peacock Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. Municipal services are available to serve the site. ***A cross-lot drainage agreement is needed.***

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.***

D. The plat proposes one access opening along Central. ***Traffic Engineering has approved one opening in alignment with Joann Street which is a deviation from Access Management Regulations. A memorandum has been provided to MAPC in this regard. A cross-lot access agreement needs to be provided between the two lots. A restrictive covenant is also requested that permits future cross-lot access with the abutting property owner to the west along Central.***

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. ***The applicant will submit a Driveway Closure Certificate in lieu of a guarantee as the driveway will be closed upon site development.***

F. City Engineering has requested a No Protest Petition to pave Donna Avenue.

G. The plattor'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.

H. 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.)

I. 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.

J. 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.

K. 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.

L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. 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.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, December 19, 2002, at 1:00 p.m.

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

METROPOLITAN AREA PLANNING COMMISSION

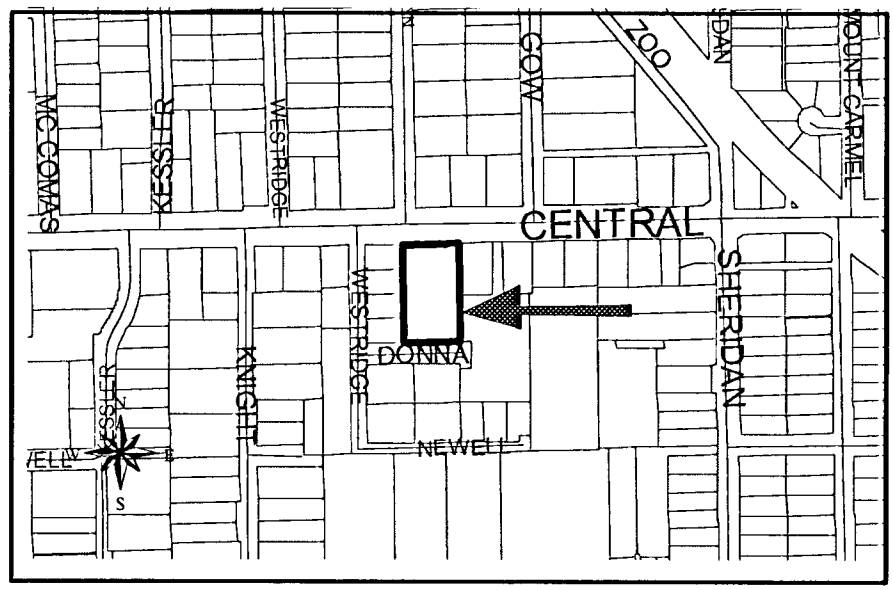
AGENDA ITEM NO. 3-1
DECEMBER 19, 2002

STAFF REPORT

(FINAL PLAT APPROVED 12/12/02; PRELIMINARY PLAT APPROVED 10/31/02)

CASE NUMBER:	**SUB 2002-111 -- PEACOCK SECOND ADDITION**
OWNER/APPLICANT:	Lorie Wilson and Kelly Phipps, 5801 Killdeer Lane, Viola, KS 67149
SURVEYOR/ENGINEER:	Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
LOCATION:	South side of Central, East of West Street
SITE SIZE:	.96 acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2
MINIMUM LOT AREA:	20,358 sq. ft.
CURRENT ZONING:	SF-5, Single-Family Residential; B, Multi-Family Residential
PROPOSED ZONING:	NR, Neighborhood Retail (Lot 1); B, Multi-Family Residential (Lot 2)

VICINITY MAP



NOTE: This is a replat of the Peacock Addition. Lot 1 has been approved for a zone change (ZON 2002-44) from SF-5, Single-Family Residential to NR, Neighborhood Retail subject to replatting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

STAFF COMMENTS:

A. Municipal services are available to serve the site. ***A cross-lot drainage agreement is needed.***

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.***

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