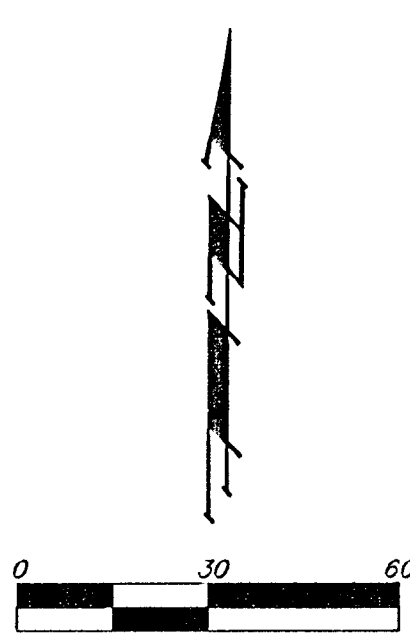


Final tracing
received 11-6-9



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.



Baughman Company, P.A.


 Patricia M. Murk
 Notary Public
 State of Kansas
 My Appl. Exp. 2-14-03

Patricia M. Murk
 Notary Public

My App't. Exp. 2-14-03


Patricia M. Murk, Notary Public
 PATRICIA M. MURK
 My App't. Exp. 2-14-03



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2000

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

RE: S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 2000, 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 July 7, 2000.

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, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2000

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

RE: S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- 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 agreement is requested.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Woodlawn in alignment with Crestmark. The dedication of access controls shall be referenced in the plat's text. The access controls are approved.
- E. The described distance and bearing for the southeastern property line as referenced in the legal description of the plat's text needs to be included on the face of the plat.
- F. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows.

As requested, the Applicant has increased the utility easements to 20 feet along the east and south property lines.

- G. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.

- H. The Fire Lane easement and the Declaration of Condominium Line needs sufficient ties to locate it definitely with respect to the subdivision.
- I. The following note needs to be removed under the Bench Mark: "Note: Minimum building pad elevation requirements will be established on the final plat."
- J. 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.
- K. 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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

July 7, 2000

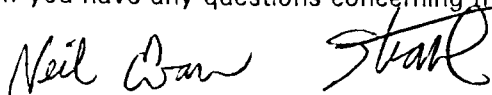
Page 3

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. 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, July 13, 2000, at 12:30 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: DeWayne Hofer, 1514 Country Club Avenue, Concordia, KS 66901
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 7/6/00; Deferred 5/18/00; Preliminary Plat Approved 2/17/00)

CASE NUMBER: S/D 00-13 -- CHISHOLM CREEK 2ND ADDITION

OWNER/APPLICANT: DeWayne Hofer, 1514 Country Club Ave., Concordia, KS 66901

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

LOCATION: North of 37th St. North, East side of Woodlawn

SITE SIZE: 1.23 Acres

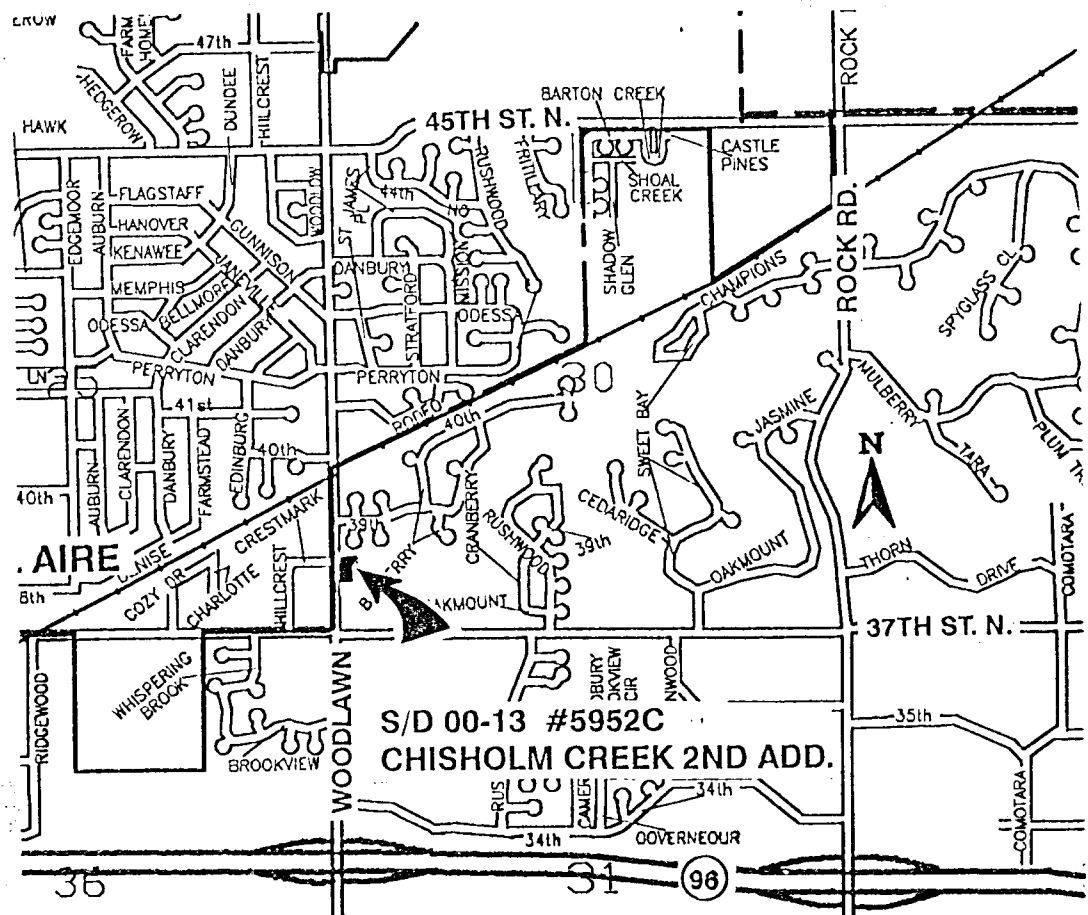
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.23 Acres

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail

VICINITY MAP

Note: This site has been approved for a zone change (Z-3329) from MF-18, Multi-Family Residential to NR, Neighborhood Retail. This is a replat of a portion of the Chisholm Creek Addition.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *No guarantees are required.*
- 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 agreement is requested.*
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S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION
July 13, 2000 - Page 3

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