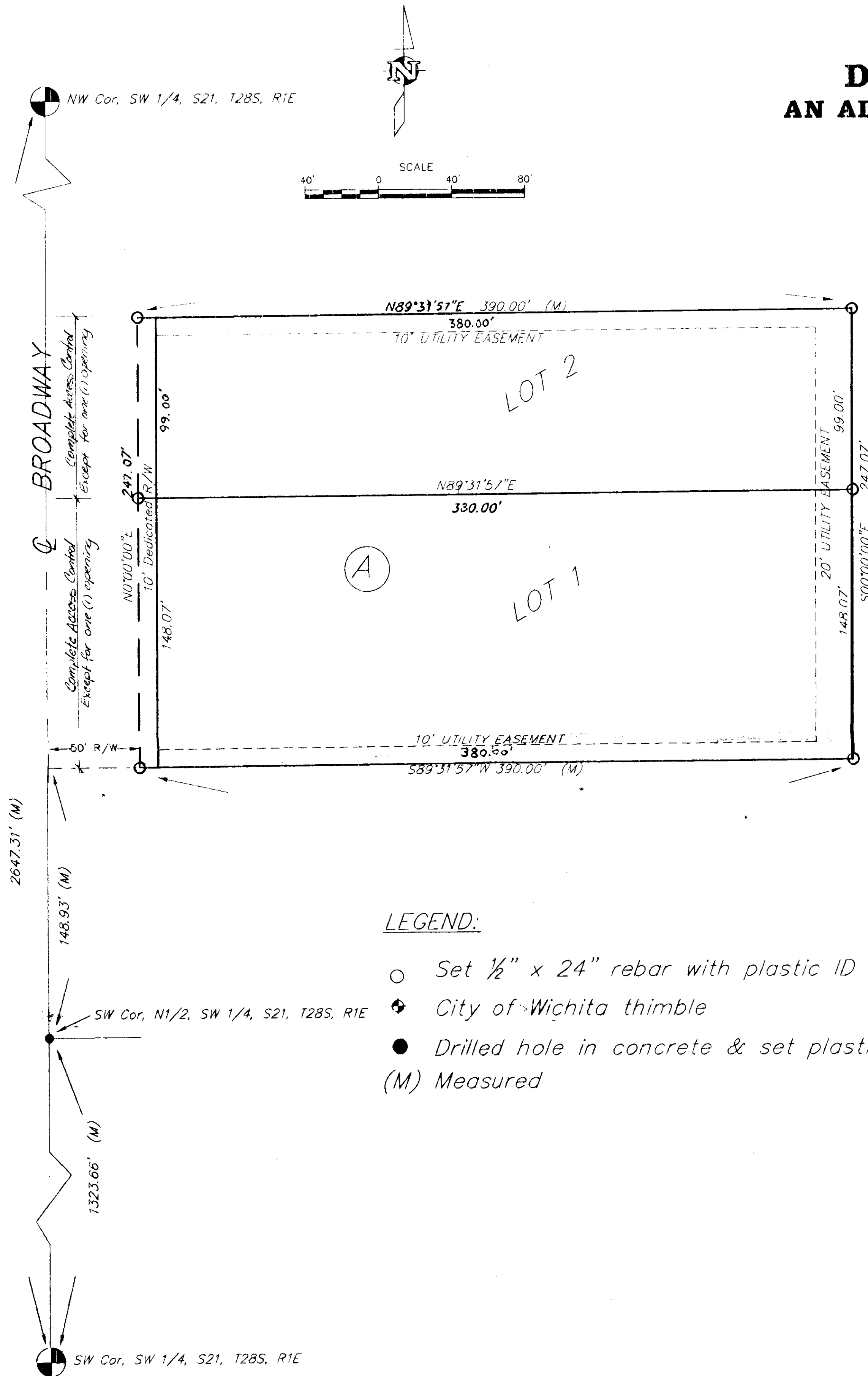




DANIEL L. CLAASSEN 1ST ADDITION **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

File Tr City
 12-2-98

State of Kansas } ss
 City of Wichita }

This plat of "DANIEL L. CLAASSEN 1ST 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 ____, 1998.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
 William M. Johnson
 _____, Secretary
 Marvin S. Krout

State of Kansas } ss
 Sedgwick County }

I, the undersigned licensed land surveyor in aforesaid county
 and state, do hereby certify that, under the supervision of the undersigned, we have surveyed
 and platted "DANIEL L. CLAASSEN 1ST ADDITION, an addition to Wichita, Sedgwick County, Kansas,
 and that the accompanying plat is a true and correct exhibit of the property surveyed and
 as follows:

Tract 1

Beginning at point 92 rods North of the Southwest Corner of the Southwest Quarter
 of said Section 21, thence North 6 rods, thence East 26 2/3 rods, thence South 6
 rods, thence West to the place of beginning.

Tract 2

Beginning at point 89 rods North of the Southwest Corner of the Southwest Quarter
 of said Section 21, thence North 3 rods, thence East 26 2/3 rods, thence South 3 rods
 thence West to the place of beginning.

Tract 3

Beginning at point 98 rods North of the Southwest Corner of the Southwest Quarter
 of said Section 21, thence North 6 rods, thence East 26 2/3 rods, thence South 6 rods,
 thence West to the place of beginning.

All being situated in a tract in the South half of the Northwest Quarter of the Southwest Quarter
 of Section 21, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

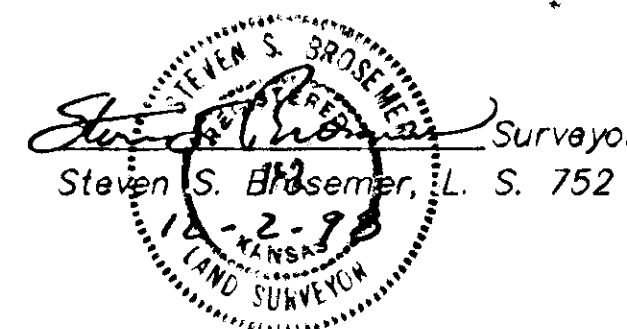
State of Kansas } ss
 Sedgwick County }

This plat is approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this ____ day of ____, 1998.
 at

_____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

Entered on transfer record this ____ day
 of ____, 1998.

_____, County Clerk
 James Alford



This is to certify that the undersigned owner(s) of the land described in
 the Land surveyor's Certificate, have caused the same to be surveyed and
 subdivided on the accompanying plat into lots under the name of DANIEL L.
 CLAASSEN 1ST ADDITION, an addition to Wichita, Sedgwick County, Kansas that all
 easements and rights-of-way not previously dedicated as denoted on the plat are
 for the purpose of constructing, operating and maintaining utilities.

_____, Owner
 Daniel L. Claassen MEMBER, FUEL OUTLET #6, L.L.C.

_____, Owner
 Ronnie & Elnora Wilderom

State of Kansas } ss
 Sedgwick County }

The foregoing instrument was acknowledged
 before me, this 2nd day of December, 1998, by Daniel L. Claassen &
 Ronnie & Elnora Wilderom

DOUGLAS KLASSEN
 NOTARY PUBLIC
 STATE OF KANSAS
 My App't. Exp. 4-02-01

_____, Notary Public
 Douglas Klassen

My App't. Exp. 4-02-01

State of Kansas } ss
 Sedgwick County }

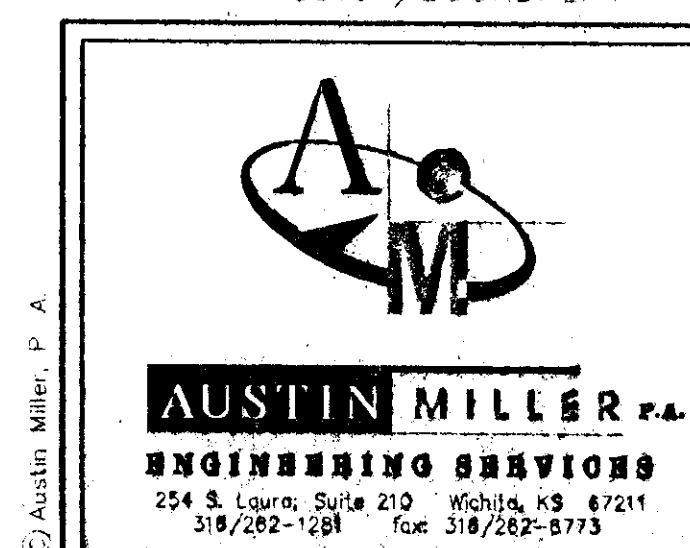
This is to certify that this instrument was filed for record in the
 Register of Deeds Office at ____ on the ____ day of ____,
 19____, and is duly recorded.

_____, Register of Deeds
 Bill Meek

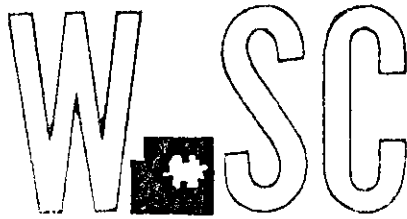
_____, Deputy
 Linda Kizzire

38134/SOUNDPLAT

GEOTECH, INC.
 1512 W. 6th Ave., Ste. 1
 P.O. Box 861
 Emporia, KS 66801
 Phone (316) 242-7491 Fax (316) 242-8722



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 19, 1998

Austin Miller, P.A.
Attn: Tim Austin
254 S. Laura, Ste. 210
Wichita, KS 67211

RE: S/D 98-100 -- One-Step Final Plat of DANIEL L. CLAASSEN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 19, 1998, 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 November 6, 1998.

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 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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 98-100 -- One-Step Final Plat of DANIEL L. CLAASSEN ADDITION
November 19, 1998
Page 2

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

Sincerely,

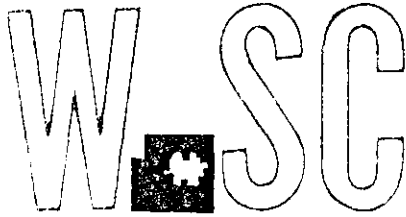
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mercury Mortgage, Attn: Jeff Sargent, 239 Pattie, Wichita, KS 67211
Ronnie Wilderom, 5326 S. Broadway, Wichita, KS 67216
Dan Claassen, 4141 Danbury, Wichita, KS 67220
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 6, 1998

Austin Miller, P.A.
Attn: Tim Austin
254 S. Laura, Ste. 210
Wichita, KS 67211

RE: S/D 98-100 -- One-Step Final Plat of DANIEL L. CLAASSEN ADDITON

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat will be subject to approval of the associated zone change (Z-3297) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been approved.
- B. **City Engineering** needs to verify if any guarantees for municipal services or any easements are required. *A guarantee needs to be submitted for a sanitary sewer extension to Lot 1. The Applicant shall contact the adjoining landowner to the south regarding participation in the sewer petition. The utility easement along the rear lot lines needs to be increased to 20 feet to accommodate sanitary sewer. Additional right-of-way needs to be dedicated to line up with the adjoining north and south plats.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded



groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- F. Traffic Engineering needs to comment on the number of allowable access openings along Broadway. The dedication of access controls shall be included on the final plat tracing and referenced in the plat's text. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. *The final tracing shall denote one opening per lot.*
- G. The spelling of "Claassen" needs to be corrected on the final plat tracing.
- H. The MAPC Chairman needs to be revised to "William M. Johnson".
- I. Traffic Engineering needs to comment on the need for improvements to Broadway.
- J. The Applicant is reminded that a platting binder is required with the final plat tracing.
- K. The lot depth to width ratio exceeds 3 to 1 for Lot 2, and a modification from the Subdivision regulations will be needed for approval of this plat.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.

- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. *The Applicant intends to relocate the utility easement between the two lots to the north and south lines of the plat.*
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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. Also, 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, November 19, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Mercury Mortgage, Attn: Jeff Sargent, 239 Pattie, Wichita, KS 67211
Ronnie Wilderom, 5326 S. Broadway, Wichita, KS 67216
Dan Claassen, 4141 Danbury, Wichita, KS 67220
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7
November 19, 1998

STAFF REPORT

(One-Step Final Plat Approved 11/5/98)

CASE NUMBER: S/D 98-100 - DANIEL L. CLAASSEN ADDITION

OWNER/APPLICANT: Mercury Mortgage, Attn: Jeff Sargent, 239 Pattie, Wichita, KS 67211; Ronnie Wilderom, 5326 S. Broadway, Wichita, KS 67216; Dan Claassen (contract purchaser), 4141 Danbury, Wichita, KS

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North of 55th St. South on the east side of Broadway

SITE SIZE: 2.32 acres

NUMBER OF LOTS

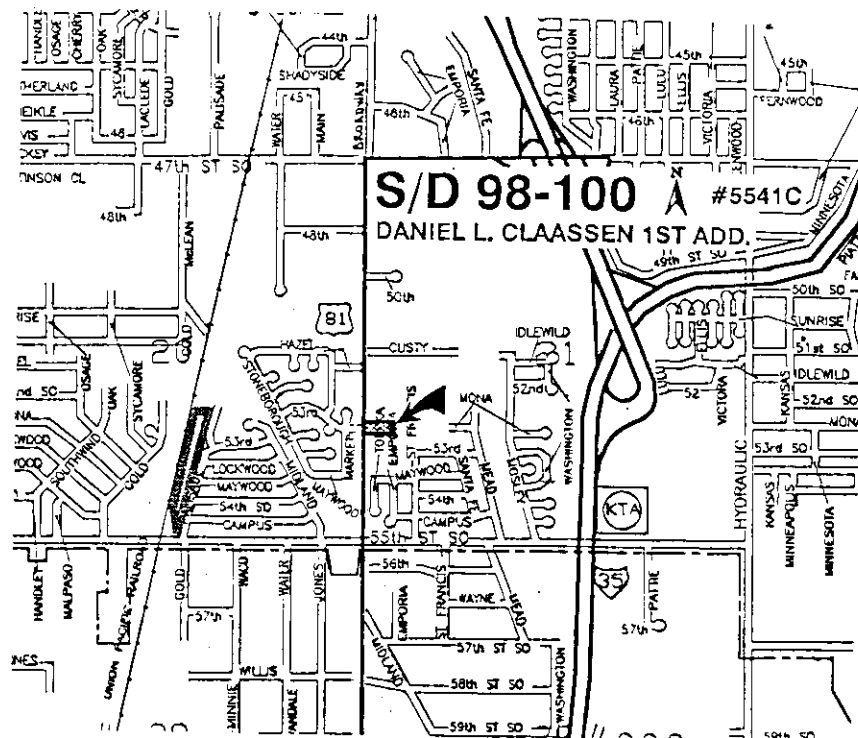
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 15,487 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: A zone change (Z-3297) has been approved from SF-6, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (Z-3297) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been approved.
- B. **City Engineering** needs to verify if any guarantees for municipal services or any easements are required. A guarantee needs to be submitted for a sanitary sewer extension to Lot 1. The Applicant shall contact the adjoining landowner to the south regarding participation in the sewer petition. The utility easement along the rear lot lines needs to be increased to 20 feet to accommodate sanitary sewer. Additional right-of-way needs to be dedicated to line up with the adjoining north and south plats.
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- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. **Traffic Engineering** needs to comment on the number of allowable access openings along Broadway. The dedication of access controls shall be included on the final plat tracing and referenced in the plat's text. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. The final tracing shall denote one opening per lot.
- G. The spelling of "Claassen" needs to be corrected on the final plat tracing.
- H. The MAPC Chairman needs to be revised to "William M. Johnson".

- I. Traffic Engineering needs to comment on the need for improvements to Broadway.
- J. The Applicant is reminded that a platting binder is required with the final plat tracing.
- K. The lot depth to width ratio exceeds 3 to 1 for Lot 2, and a modification from the Subdivision regulations will be needed for approval of this plat.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-100 -- One-Step Final Plat of DANIEL L. CLAASSEN 1ST ADDITION
November 19, 1998 - Page 4

- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. *The Applicant intends to relocate the utility easement between the two lots to the north and south lines of the plat.*
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.