# SIMMONS PARK ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

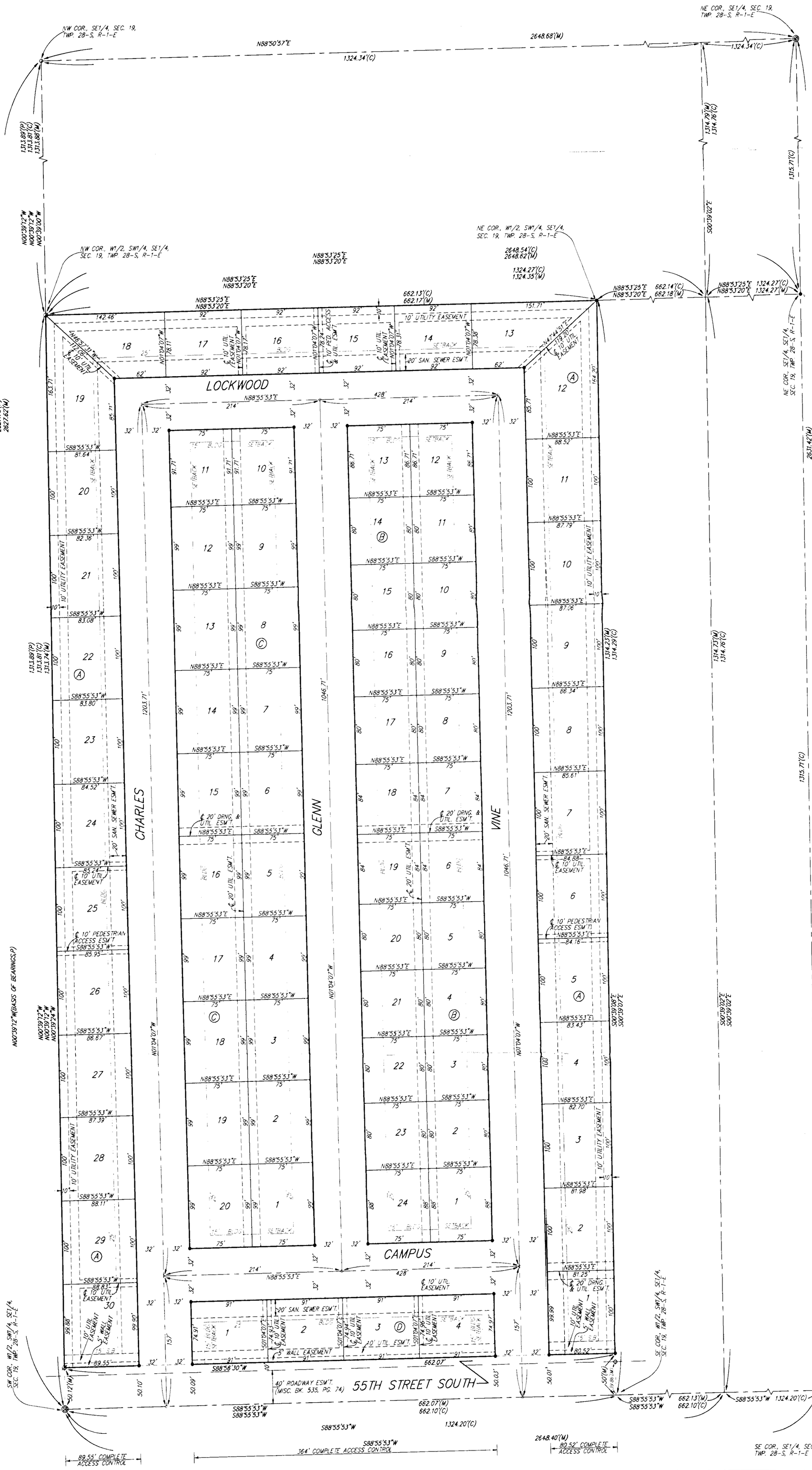
0 60 120

(M) = MEASURED
(C) = CALCULATED
(P) = PLATTED

○ = 1/2" IRON (FOUND)
Ø = 3/4" IRON W/ P.E.C. CAP (FOUND)
◎ = 1/2" IRON IN THIMBLE (FOUND)
⊗ = 3/4" IRON IN THIMBLE (FOUND)
⊗ = 1" IRON IN THIMBLE (FOUND)
●ᵥ = HILTI NAIL (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES | | | |
|---|---|---|---|
| LOT | BLOCK | ELEVATION | |
| | | CITY DATUM | M.S.L. |
| 1-13 | A | 85.0 | 1272.4 |

BENCHMARK:
SENECA & 55TH ST. SO.,
CITY OF WICHITA BENCHMARK,
NW COR. OF INTERSECTION,
SE COR. OF TRAFFIC SIGNAL
LIGHT BASE, 66.0' WEST AND
49.4' NORTH OF ℄ BOTH,
86.03' NW OF 1/2" IRON
AT SEC. COR.
ELEV. = 83.56 CITY DATUM
(1270.96 M.S.L.)




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 "SIMMONS PARK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The W1/2 of the SW1/4 of the SE1/4 of Sec. 19, Twp. 28-S, R-1-E 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.

LB-871 4-22-98, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "SIMMONS PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The pedestrian access easements are hereby granted as indicated for pedestrian access and sidewalk purposes and no fences or other obstructions shall be constructed or placed on or within these easements. The pedestrian access and utility easement is hereby granted as indicated for pedestrian access and sidewalk purposes and for the construction and maintenance of all public utilities and no fences or other obstructions shall be constructed or placed on or within this easement. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of a sanitary sewer system. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 55th Street South over and across the south line of Lot 1 and Lot 30, Block A, and Lots 1, 2, 3, and 4, Block D, are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest openings to the structures shall be as indicated on the face of the plat.

W. F. Simmons
W. F. Simmons

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 22ND day of APRIL, 1998, by W. F. Simmons, a single person.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001
JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

This plat of "SIMMONS PARK 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

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

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

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, County Clerk
James Alford

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 _____, 1998, at ____ o'clock ____ M; and is duly recorded.

Final tracing
5-15-98

_____, Register of Deeds

_____, Deputy

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\SIMMONS\DWG-MOD

WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
316) 268-4421
FAX 316) 268-4390

FILE COPY

March 13, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita KS 67211

Re: S/D 98-1 -- Final Plat of SIMMONS PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 12, 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 March 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 (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 and residential developments.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
316) 268-4421
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March 6, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita KS 67211

Re: S/D 98-1 -- Final Plat of SIMMONS PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City Engineering needs to indicate if guarantees are required for municipal services.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. 16 lots in Block B (containing 79 feet in width) do not meet the 6,000 sq. ft. minimum lot area standard and will need to be increased in width to at least 80 feet. It is recommended that all of the lots in the plat be increased in depth to at least 100 feet to allow for sufficient buildable area. ***The Subdivision Committee approved the plat subject to the 16 lots being increased in size to 6,000 square feet.***

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As loop streets, sidewalks will be required along one side of each of the interior streets.

E. Pedestrian access easements containing a right-of-way of not less than 10 feet, should be created at the midpoint of the blocks, to provide access to the high school to the west and to South Lakes Park to the north and east. A guarantee shall be provided for the construction of a sidewalk within the easement.

F. It is recommended that the front yard utility easements for the perimeter lots are eliminated and overly wide utility easements (30 foot) be platted in the rear of these lots to allow for the installation of utilities without damage to existing tree rows. The depth of these lots should also be increased to allow for sufficient buildable area. ***The Subdivision Committee***

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Bill Simmons, 903 W. 58th Street South, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

*approved the plat with the proposed front yard utility easements for sanitary sewer; as the applicant explained that sanitary sewer along the rear is unnecessary due to the lack of need for connection to adjoining properties.*

The front yard utility easements shall be relabelled sanitary sewer easements.

G. City Engineering needs to comment on the status of the applicant's drainage concept. *The drainage concept is approved. An off-site drainage easement will be needed.*

City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Minimum building pad elevations are requested for the lots along the east line.*

H. Traffic Engineering needs to comment on the need, if any, for improvements to 55th Street South. *No improvements are needed.*

I. On the final plat tracing, the plattor's text shall note that the access controls are being dedicated to the City of Wichita.

J. 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.

K. The representative fro the City Fire Department needs to comment on this plat's street names. *The street names are acceptable.*

L. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.

M. 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.)

N. 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.

O. 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.

P. 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.

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. ***Southwestern Bell and KGE have requested additional easements.***

Easements requested by Southwestern Bell and KG&E are not being shown as was requested.

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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

NES\lfb

Enclosure

cc: Bill Simmons, 903 W. 58th Street South, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3-7**

**March 12, 1998**

## STAFF REPORT

**(Final Plat-Approved 35/98, Preliminary Plat Approved 1/22/98)**

**CASE NUMBER:** S/D 98-1 - SIMMONS PARK ADDITION

**OWNER/APPLICANT:** Bill Simmons
903 W. 58th St. South, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer
315 Ellis, Wichita, KS 67211

**LOCATION:** North side of 55th Street South, East of Meridian

**SITE SIZE:** 20 acres

**NUMBER OF LOTS**

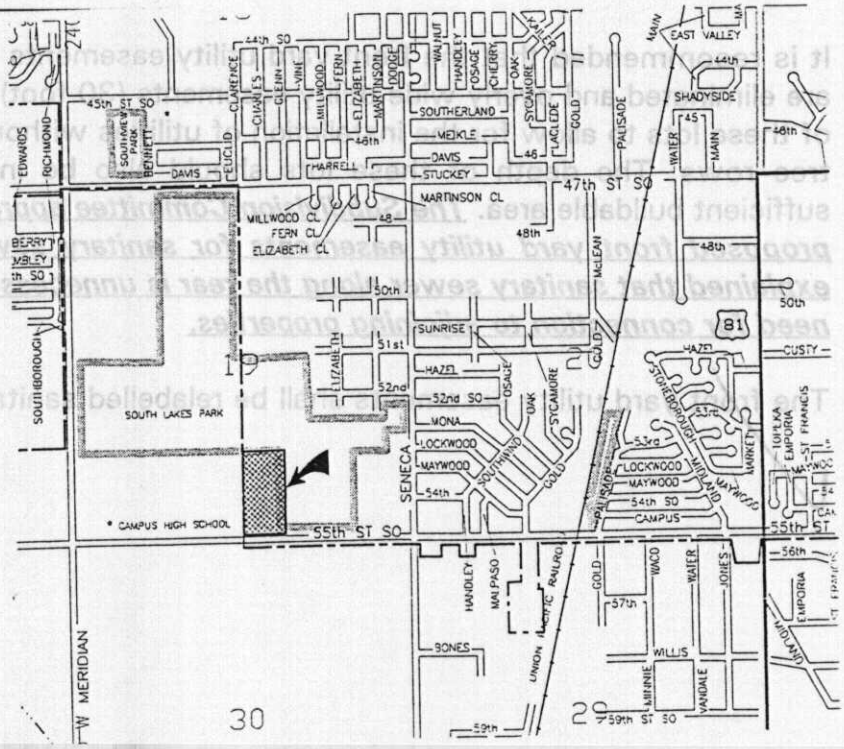
| | |
|---|---|
| Residential: | 78 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 78 |

**MINIMUM LOT AREA:** 6,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: A zone change (Z-3233) from SF-6, Single-Family to MH, Manufactured Housing was denied for this site by City Council in October of 1997.

STAFF COMMENTS:

A. City Engineering needs to indicate if guarantees are required for municipal services.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. 16 lots in Block B (containing 79 feet in width) do not meet the 6,000 sq. ft. minimum lot area standard and will need to be increased in width to at least 80 feet. It is recommended that all of the lots in the plat be increased in depth to at least 100 feet to allow for sufficient buildable area. ***The Subdivision Committee approved the plat subject to the 16 lots being increased in size to 6,000 square feet.***

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As loop streets, sidewalks will be required along one side of each of the interior streets.

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F. It is recommended that the front yard utility easements for the perimeter lots are eliminated and overly wide utility easements (30 foot) be platted in the rear of these lots to allow for the installation of utilities without damage to existing tree rows. The depth of these lots should also be increased to allow for sufficient buildable area. ***The Subdivision Committee approved the plat with the proposed front yard utility easements for sanitary sewer; as the applicant explained that sanitary sewer along the rear is unnecessary due to the lack of need for connection to adjoining properties.***

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P. 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.

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Easements requested by Southwestern Bell and KG&E are not being shown as was requested.

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.

**NOTE:** Frank Garofalo voted to deny this plat due to a belief that it is an inappropriate location for housing and that it was conceived as a method to circumvent the denial of the MH zone change request.