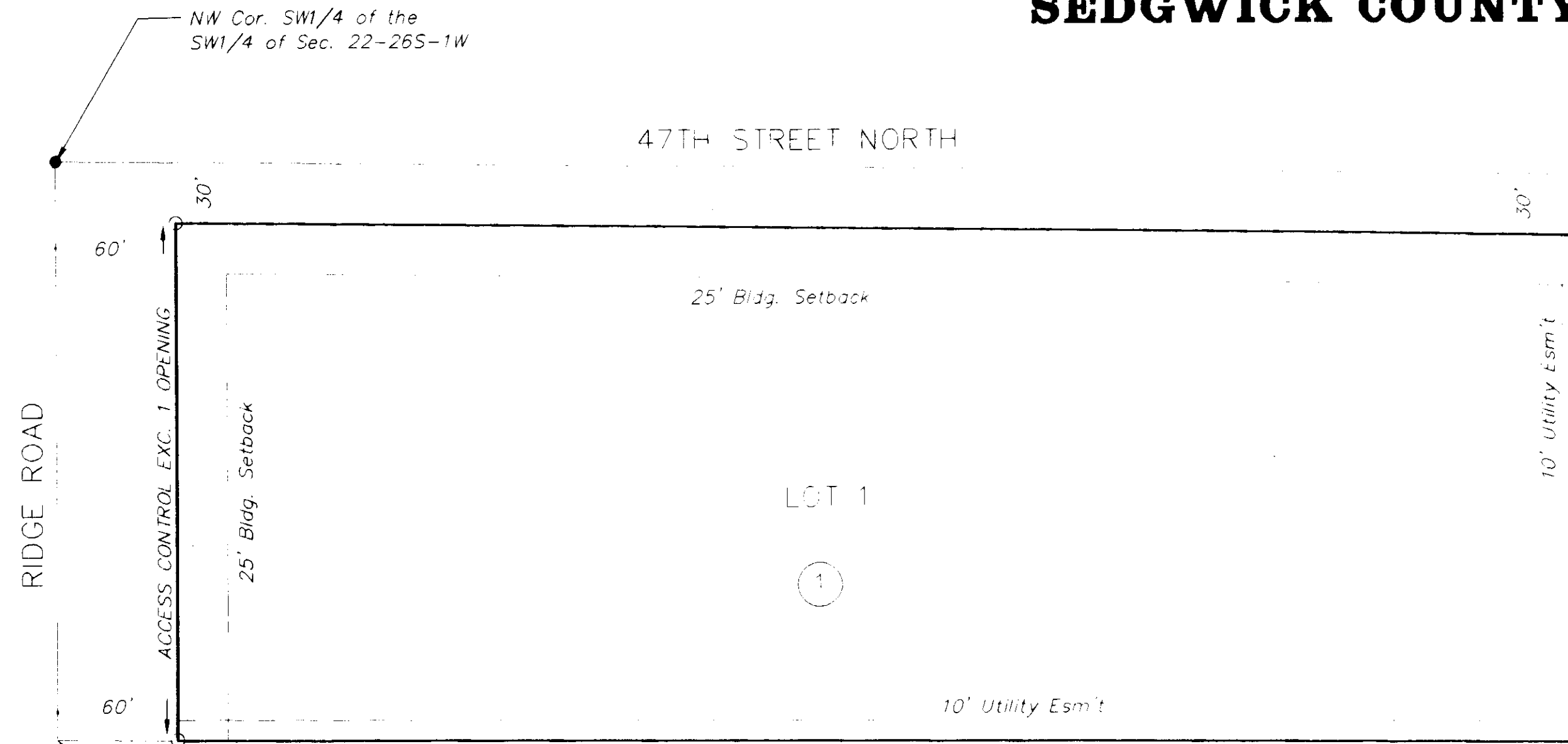


S. MOORE ADDITION

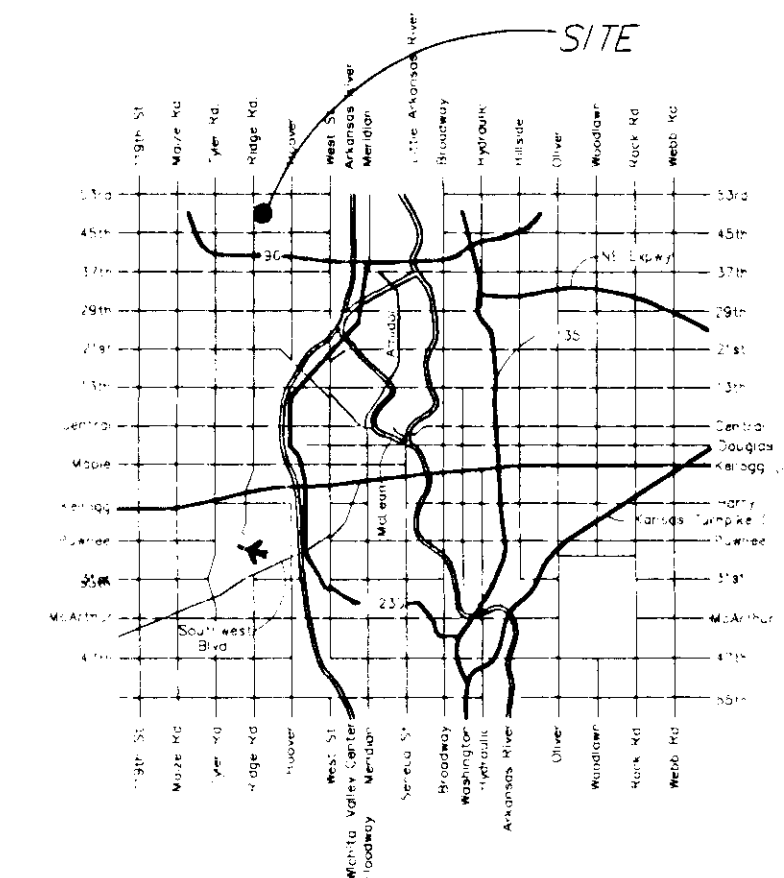
SEDGWICK COUNTY, KANSAS



SCALE: 1" = 60'

LEGEND

- 1/2" Rebar Set & Capped L.D. High
- 1/2" Pipe Found



LOCATION MAP

State of Kansas) ss
City of Wichita)

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) ss
Sedgwick County)

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on ____ day of _____, 19____.

_____, Chairman

_____, County Clerk

Entered on transfer record this ____ day of _____, 19____.

_____, County Clerk

State of Kansas) ss
Sedgwick County)

This plat of "S. MOORE ADDITION", 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
Richard Lopez

_____, Secretary
Marvin S. Krout

State of Kansas) ss
Sedgwick County)

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 ____; and is duly recorded.

Bill Meek

_____, Deputy
Linda Kizzire

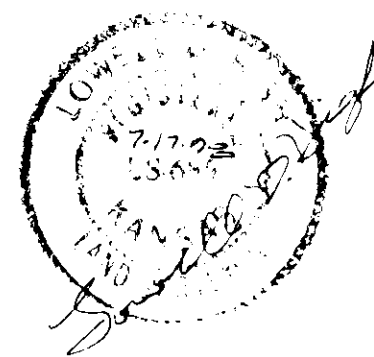
State of Kansas) ss
Sedgwick County)

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 "S. MOORE ADDITION" Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West 760.60' Except the South 1080' Thereof, of the Southwest 1/4 of the Southwest 1/4 (SW/4 SW/4) of Section 22, Township 26 South, Range 1 West of the 6TH P.M., Sedgwick County, Kansas.

All being situated in Sec. 22, Twp. 26-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas.

Lowell D. High Surveyor
Lowell D. High, L. S. #685



Know all men by these presents that we, the undersigned owners have caused the land described in the Surveyors certificate to be platted into a lot and street to be known as "S. MOORE ADDITION" Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights over and across the west line of Lot 1 are hereby granted to the Appropriate governing body; However Lot 1 shall have access to Ridge Road at one opening as Designated by the Appropriate Governing Body.

Stephen S. Moore, Owner
STEPHEN S. MOORE

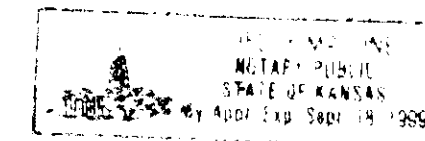
Sherri Moore, Owner
SHERRI MOORE

State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged before me, this 10th day of July, 1998, by Stephen S. Moore and Sherri Moore

Sherry Malone, Notary Public

My App't. Exp. 9-18-99

Don Kl
DON KLAUSMEYER CONSTRUCTION LLC.

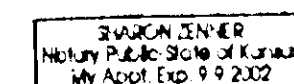


State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged before me, this 10 day of July, 1998, by Don Klausmeyer

Sharon Jensen, Notary Public

My App't. Exp. 9-9-2002

Tray Hatton
FIDELITY BANK



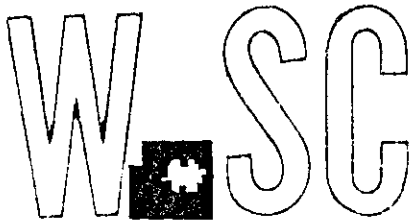
State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged before me, this 14th day of July, 1998, by Stephen S. Moore & Sherri Moore

Jennifer P. Wright, Notary Public

My App't. Exp. 2-19-01



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

June 11, 1998

FILE COPY

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita KS 67211

Re: S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 1998. Please note that Item D should be revised to state:

The Subdivision Committee permitted the applicant one access opening along Ridge Road.

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 five (5) 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 this plat. This will be used by the City and County GIS Departments.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION
June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

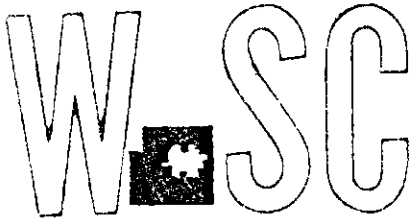
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Don Klausmeyer Construction, 716 N. 119th St. West, Wichita, KS 67235
Steve Moore, 412 E. Catalpa, Derby, KS 67037
LDJ Surveying Inc., Attn.: Lowell High, P. O. Box 781489, Wichita, KS 67278
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

June 5, 1998

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita KS 67211

Re: S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is required. Due to shallow groundwater a specially designed system is expected.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The final plat tracing shall reference the access controls in the plat's text. County Engineering requests complete access control along Ridge Road.
- 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. ✓ Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. ✓ The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
- H. The plat must contain the appropriate City Council and County Commissioner signature blocks.
- I. ✓ The tie points should be corrected to reference "26S".
- J. County Engineering needs to comment on the need for improvements to perimeter streets.
✓ No improvements are required.
- K. ✓ The final plat tracing shall be submitted with a revised name as an Addition now within Wichita exists with the name Moore. It is recommended that a greater name distinction be created by adding an initial(s).
- 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.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION
June 5, 1998 - Page 3

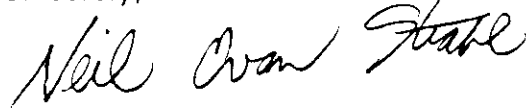
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- 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, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Don Klausmeyer Construction, 716 N. 119th St. West, Wichita, KS 67235
Steve Moore, 412 E. Catalpa, Derby, KS 67037
LDJ Surveying Inc., Attn.: Lowell High, P. O. Box 781489, Wichita, KS 67278
Mike Lindebak, City Engineering, Mail Stop (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. **2-17.**

June 11, 1998

STAFF REPORT

(One-Step Final Plat-Approved 06/04/98)

CASE NUMBER: S/D 98-52 - MOORE ADDITION

OWNER/APPLICANT: Don Klausmeyer Construction
716 N. 119th St. West, Wichita, KS 67235;
Steve Moore, 412 E. Catalpa, Derby, KS 67037

SURVEYOR/ENGINEER: LDJ Surveying, Inc., Attn: Lowell High, P.O. Box
781489, Wichita, KS 67278

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

LOCATION: Southeast corner of 47th St. North and Ridge Road

SITE SIZE: 4.95 acres

NUMBER OF LOTS

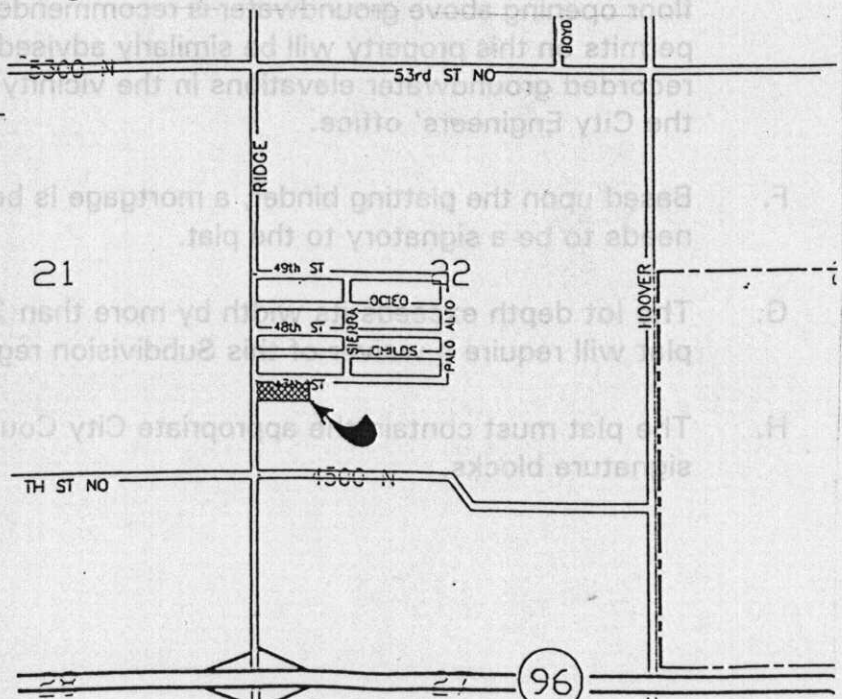
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 177,336 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City's boundary in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is required. Due to shallow groundwater a specially designed system is expected.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The final plat tracing shall reference the access controls in the plat's text. The applicant requests one access opening along Ridge Road. County Engineering requests complete access control along Ridge Road.

The Subdivision Committee permitted the applicant one access opening along Ridge Road.
- 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. Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
- H. The plat must contain the appropriate City Council and County Commissioner signature blocks.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION
June 11, 1998 - Page 3

- I. The tie points should be corrected to reference "26S".
- J. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- K. The final plat tracing shall be submitted with a revised name as an Addition now within Wichita exists with the name Moore. It is recommended that a greater name distinction be created by adding an initial(s).
- 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 98-52 -- One-Step Final Plat of MOORE ADDITION

June 11, 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.
- 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.