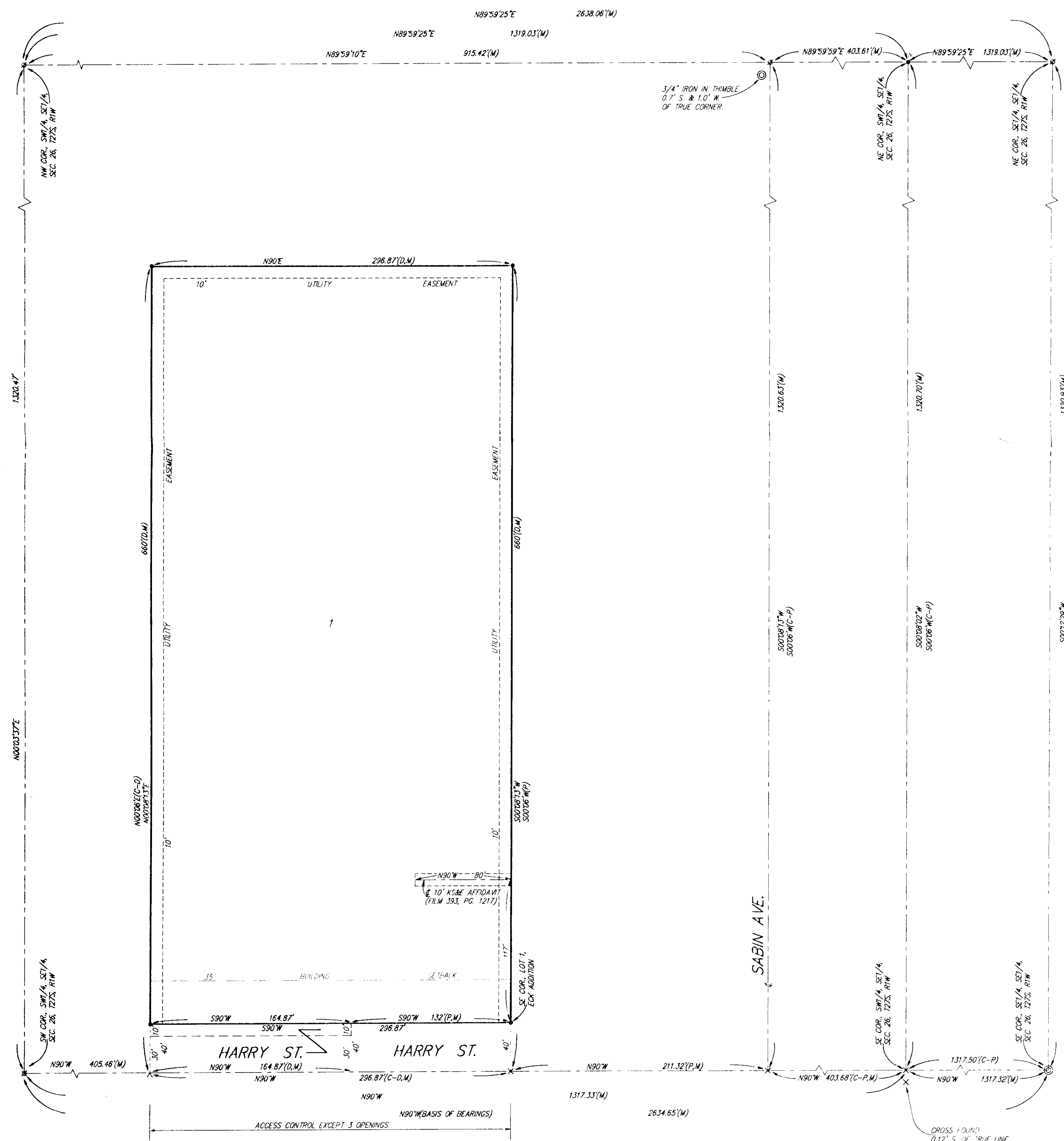


2/2/98
final tracing

Level of Agreement	Percentage of Respondents
Strongly agree	45
Somewhat agree	55
Somewhat disagree	15
Strongly disagree	10



Baughman Co., P.A.

Michael G. Conrey LS-371, 2-17-97 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 a Lot and a Street to be known as "ECK 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Harry St. over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Harry St. at three locations as shall be determined by the City Engineer of the City of Wichita, Kansas.

Eck & Eck Machine Co., Inc.

Paul A. Eck, President

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 29th day of JANUARY, 1990, by Paul A. Eck,
President of Eck & Eck Machine Co., Inc. on behalf of the corporation.

My App't. Exp. 11-1-2001

 JUDITH M. TERRHUNE
Notary Public - State of Kansas
My Comm. Expires 11-7-2001

_____, 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 _____, 199____, at _____ o'clock _____ M; and is duly
recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

ED BAUGHMAN COMPANY P. A.
ARCHITECTS, ENGINEERS, & PLANNERS

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

September 26, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 97-70 One-Step Final Plat Of ECK 5TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 25, 1997, 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 September 19, 1997.

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 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.

S/D 97-70 One-Step Final Plat of ECK 5TH ADDITION
September 26, 1997- Page 2

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

Sincerely,

A handwritten signature in black ink that reads "Keith Gooch". The signature is written in a cursive, flowing style.

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: Eck and Eck Machine Co., Inc., Attn. Paul Eck,, Wichita, KS 67209
Mike Lindebak, City Engineer
Jim Weber, PE Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S Seneca, Wichita, KS 67213



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

September 19, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 97-70 One-Step Final Plat Of ECK 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 18, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the associated zone change case (Z-3241) and any relevant conditions of such approvals. The zone change must be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. *City Engineering requests a guarantee to extend storm sewer.*
- C. Traffic Engineering needs to comment on the need for any additional improvements to Harry St. as well as the number of access points permitted from this lot to Harry Street. *Three openings to Harry Street have been approved for the lot.*
- D. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. *The plan has been approved, on-site detention shall be provided.*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. The scale should be corrected on the final tracing. The preliminary plat has a scale of 1 inch equals 50 feet and the final plat has a scale of 1 inch equals 100 feet. Both drawings are the same size but have different scales are shown on the plat.
- N. The distances from the tie point to the point of beginning do not correlate with those in the plat's text. Before the final tracing is submitted this should be corrected.

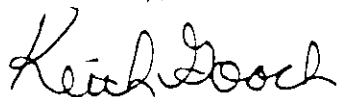
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

S/D 97-70 One-Step Final Plat of ECK 5TH ADDITION
September 19, 1997- Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 25, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gooch". The signature is fluid and cursive, with the first name "Keith" and last name "Gooch" clearly distinguishable.

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: Eck and Eck Machine Co., Inc., Attn. Paul Eck,, Wichita, KS 67209
Mike Lindebak, City Engineer
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. 2-6
September 25, 1997

STAFF REPORT
(One-Step Final-Approved 9/18/97)

CASE NUMBER: S/D 97-70 ECK 5TH ADDITION

OWNER/APPLICANT: Eck and Eck Machine Co., Inc. Attn. Paul Eck,
4530 W. Harry, Wichita, KS 67209

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

LOCATION: North side of Harry St. West of Sabin Ave.

SITE SIZE: 4.2 acres

NUMBER OF LOTS

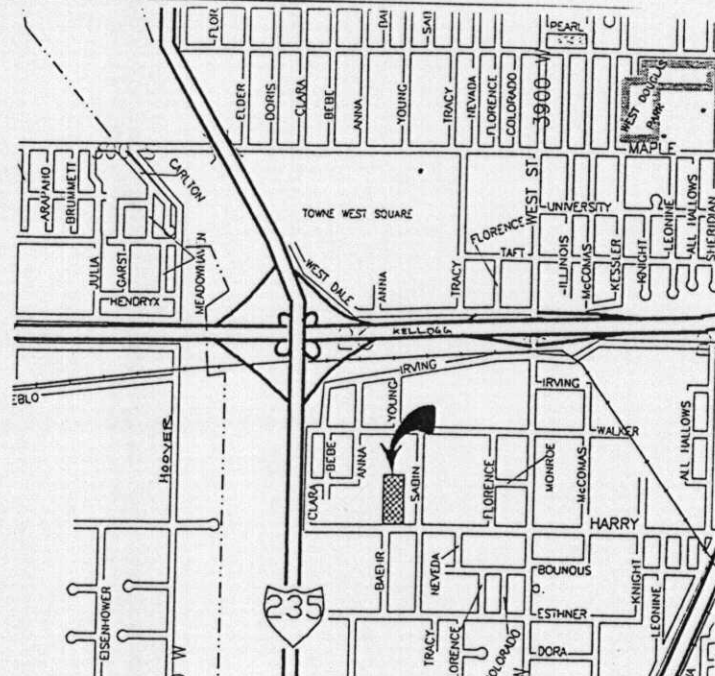
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	1

MINIMUM LOT AREA: 4.2 acres

CURRENT ZONING: "LI" Limited Industrial and "SF-6" Single Family

PROPOSED ZONING: "LI" Limited Industrial

VICINITY MAP:



Note: This plat is combining Lot 1 of Eck Addition and a previously unplatted parcel of land.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the associated zone change case (Z-3241) and any relevant conditions of such approvals. The zone change must be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. City Engineering requests a guarantee to extend storm sewer.
- C. Traffic Engineering needs to comment on the need for any additional improvements to Harry St. as well as the number of access points permitted from this lot to Harry Street. Three openings to Harry Street have been approved for the lot.
- D. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. The plan has been approved, on-site detention shall be provided.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. 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.)
- G. 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.
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S/D 97-70 -- One-Step Final Plat of ECK 5TH ADDITION
September 25, 1997 -- Page 3

- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
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