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

June 15, 1995

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

Re: S/D 95-32 UNB 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 8, 1995.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202
Union National Bank, Attn: Thomas Webb, 150 N. Main Street, Wichita, KS 67202
Mennonite Housing, Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214
Ken Helmer, Howard & Helmer, 3500 N. Rock Road, Wichita, KS 67226
Mike Lindebak, City Engineer

additional strip immediately south of this alley. The applicant will, however, need to provide proof that title to this area will revert to this property. As determined appropriate, the associated vacation case (V-1915) will be completed or withdrawn.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council.

3-10

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. ___

June 15, 1995

STAFF REPORT
(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-32 UNB 2ND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

CONTRACT PURCHASER: Union National Bank, Attn: Thomas Webb, 150 N. Main Street, Wichita, KS 67202

CONTRACT PURCHASER: Mennonite Housing, Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214

ARCHITECT: Ken Helmer, Howard & Helmer, 3500 N. Rock Road, Wichita, KS 67226

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

LOCATION: South of 21st Street North and east of Hydraulic

SITE SIZE: 2.75 Acres

NUMBER OF LOTS

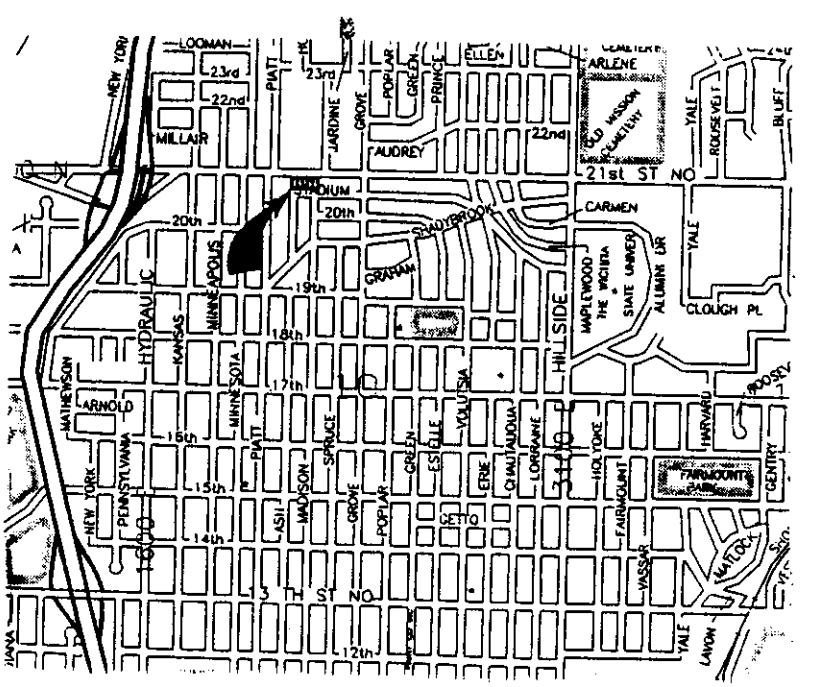
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 119,604 sq. ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "BB" (Z-3157)

VICINITY MAP:



STAFF COMMENTS:

A. Guarantees need to be provided for the reconstruction of the curbing for 21st Street adjacent to this site in order to limit the access to the indicated three (3) openings. Such a guarantee shall also provide for the closure of Madison at both the north and south lines of this plat, and closure of the alley at 21st Street North.

B. The applicant shall guarantee the closure of those driveways (5) in excess of the access controls being platted to Stadium.

C. The applicant shall provide any drainage improvements required by the platting of this property. Such improvements, including private storm sewers, will be required at the time of site development.

D. Based on a review of the platting binder, certain ownership issues and interests in terms of mortgages either need to be shown as signatories on the plat or prior to release of the plat for recording, proof shall be provided that any such interests no longer are in effect.

Further, the incorporation of street right-of-way and alley right-of-way entirely within the parameter of this plat needs to be appropriately documented by the applicant.

E. The final plat tracing shall indicate appropriate building setbacks on all adjacent streets. Based on "BB" zoning, 20-foot setbacks at a minimum should be shown. However, because of the redevelopment plans for this site, these setbacks may be, if determined appropriate, adjusted to accommodate the planned buildings.

F. Because of the ownership issues involving Madison and its vacation, this plat will need to be submitted to the City Council no earlier than the vacation case. Technically, the vacation needs to be completed first, so that it may be included within this plat. This plat's approval is subject to the vacation case (V-1914) being approved by the City Council (this vacation case is scheduled for the June 6, 1995 meeting of the City Council.) .

G. Prior to this plat being scheduled for City Council review, letters shall be submitted from any of the utilities requiring relocation, indicating that satisfactory arrangements have been made for such relocations.

H. 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.)

I. 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.

J. As requested by the applicant, the final plat tracing (and now shown on this final plat) may include within its perimeter the vacated alley right-of-way along this plat's western line and an

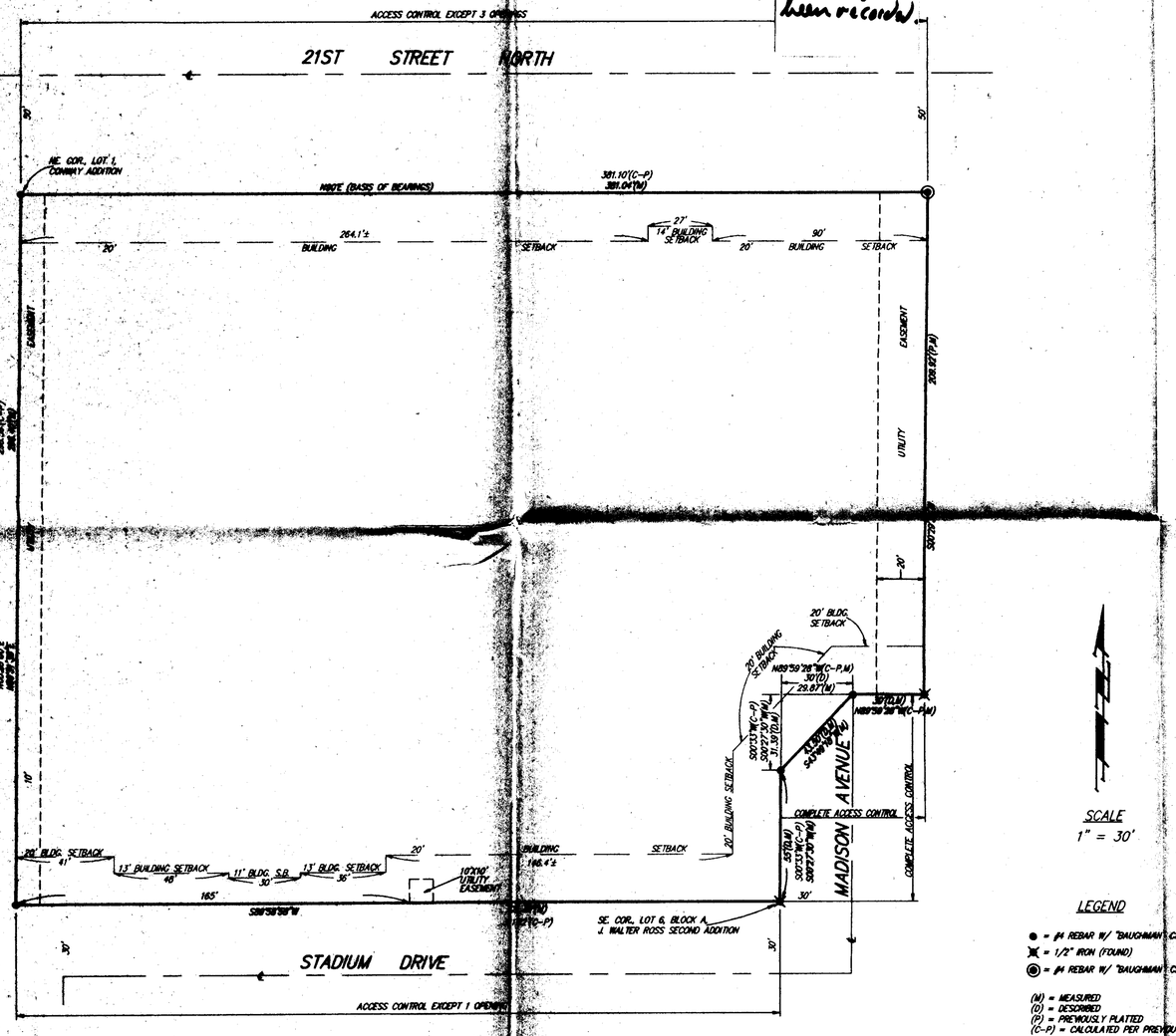
Copied from Tracing 10/11 95

U.N.B. 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Jack-Have trouble from m.

As of 10/18 10:00 a.m. UNB 2nd Has Not been recorded.



SCALE
1" = 30'

LEGEND

- ● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
- ✖ = 1/2" IRON (FOUND)
- ◉ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PREVIOUSLY PLATTED
(C-P) = CALCULATED PER PREVIOUSLY PLATTED INFO.

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 "U.N.B. 2ND ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Lots 1, 2, 3, and 4, Block 1, Elder Addition to Wichita, Sedgwick County, Kansas, including the 20 foot alley adjacent to the south, and Lots 1, 2, 3, 4, 5, and 6, Block A, J. Walter Ross Second Addition, an addition to Wichita, Sedgwick County, Kansas, and the east 20 feet of Lot 1 lying south of the 20 foot alley, Conway Addition, Wichita, Kansas, together with the 20 foot alley lying east of and adjacent to said Lot 1, and Madison Avenue from the north line of Stadium Drive as extended west, to the south line of 21st Street North, together with that part of said Madison Avenue described as follows: Commencing at the SE. Corner of said Lot 6, Block A, J. Walter Ross Second Addition; thence north along the west line of said Madison Avenue, 55 feet for a place of beginning; thence continuing north along the west line of said Madison Avenue, 31.39 feet, more or less, to the north line of said Stadium Drive as extended west; thence east along said extended north line, 30 feet, more or less, to a point 30 feet west of the east line of said Madison Avenue; thence southwesterly, 43.50 feet, more or less, to the point of beginning.

All being situated in the NW1/4 of Sec. 10, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns — 10-2-95 — Surveyor

GREGORY F. SEVERNS REGISTERED LS-876 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "U.N.B. 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from 21st Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to 21st Street North at three locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Stadium Drive over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Stadium Drive at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Madison Avenue over and across the south line and east line of Lot 1 are granted to the City of Wichita, Kansas.

City of Wichita, Kansas, a Municipal Corporation

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

_____, Mayor
Bob Knight

Attest: _____, Deputy City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 1995, by Bob Knight, Mayor of the City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

This plat of "U.N.B. 2ND ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of June, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. — Chairman

Marvin S. Krout — Secretary

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 24th day of August, 1995.

Bob Knight — Mayor

Pat Burnett — Deputy City Clerk

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Entered on transfer record this _____ day of _____, 1995.

_____ County Clerk
Susan E. Crockett-Spoon

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 _____, 1995, at _____ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa