SEDGWICK COUNT

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 17, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-74 - C.C.R. 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on November 17, 1994, 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 10, 1994.

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
Senior Planner

DL:rh

cc: C.C.R. Associates, c/o Stephen L. Clark, P. O. Box 21080, Wichita, Ks 67208
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. If found necessary, this guarantee may also require the extension of water along Rock Road and to Lot 3 through means of an easement (the access/utility easement).

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

E. It is recommended that in regard to maintenance responsibilities, the prevention of obstructions etc. of the indicated ingress/egress, Drainage and Utility Easement that the applicant record a separate document indicating any such conditions.

F. The final plat tracing shall indicate the utility easement requested by K.G.& E. - Gas. An additional 15 x 50' easement is being requested in the northeast corner of Lot 1.

G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

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.

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

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

November 17, 1994

STAFF REPORT

(Final Plat Approved 11/10/94, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-74 C.C.R. 2ND ADDITION

OWNER/APPLICANT: C.C.R. Associates, c/o Stephen L. Clark, P. O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 13th Street North and west of Rock Road

SITE SIZE: 11.85 Acres

NUMBER OF LOTS

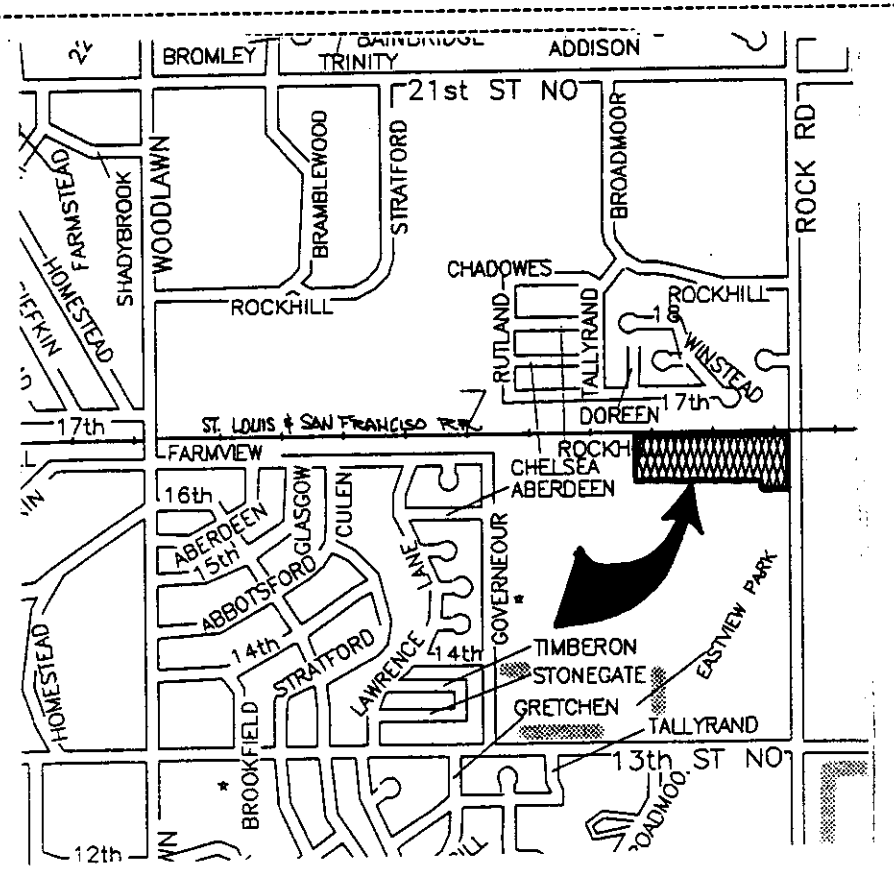
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "BB & LC"

PROPOSED ZONING: "LC & C" DP-215 & Z-3146

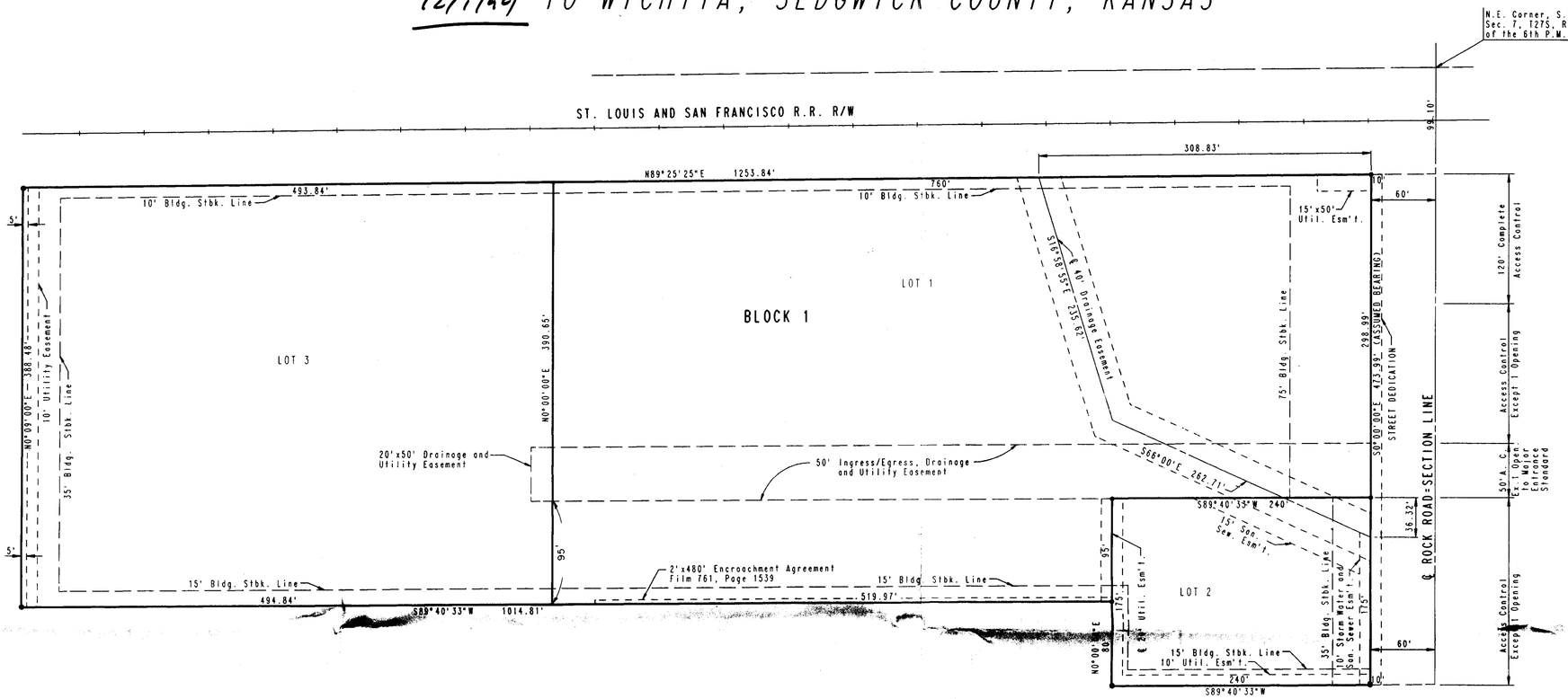
VICINITY MAP:



Copy of Tracing
12/1/94

C.C.R. 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=60'

● = 1/2" REBAR FOUND

A.C. = ACCESS CONTROL

B.M. - CITY OF WICHITA BENCH MARK DISC, 42' NORTH AND 38' EAST OF THE CENTERLINE OF ROCK ROAD AND 13TH STREET NORTH.
ELEV.=186.849 CITY DATUM

B.M. - CITY OF WICHITA BENCH MARK DISC, 28' EAST OF CENTERLINE OF ROCK ROAD AND 51' NORTH OF CENTERLINE OF RAILROAD TRACKS.
ELEV.=199.701 CITY DATUM

FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P. D.P.-215 ON FILE AT THE WICHITA-METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 2nd DAY OF November, 1994, I HAVE CAUSED TO BE SURVEYED AND PLATTED C.C.R. 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET. THE SAME BEING A REPLAT OF AND DESCRIBED AS:

LOTS 1, 2 AND 3, IN C.C.R. ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTION OF LOTS 1, 2 AND 3 IN C.C.R. ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, AND DRAINAGE EASEMENT AS PER FILM 1044, PAGE 217 AND MAINTENANCE ACCESS EASEMENT AS PER FILM 1044, PAGE 219 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY
REGISTERED
LS-946
LAND SURVEYOR
11.22.94

Michael W. Berry
MICHAEL W. BERRY R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A STREET; THE SAME TO BE KNOWN AS C.C.R. 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 50 FOOT INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED FOR PUBLIC UTILITIES AND DRAINAGE AND TO PROVIDE ACCESS TO AND FROM ROCK ROAD TO LOTS 1, 2 AND 3, BLOCK 1.

FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P. D.P.-215 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: C.C.R. ASSOCIATES, A KANSAS GENERAL PARTNERSHIP.

BY: Stephen L. Clark, PARTNER.
STEPHEN L. CLARK

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 23rd DAY OF November, 1994, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STEPHEN L. CLARK, PARTNER OF C.C.R. ASSOCIATES A KANSAS GENERAL PARTNERSHIP TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L Wiley, NOTARY PUBLIC
GARY L WILEY

MY COMMISSION EXPIRES Jan. 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1/15/97

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 17th DAY OF November, 1994.

, CHAIRMAN
JOHN W. MCKAY, JR.

, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS ____ DAY OF ____, 1994.

, MAYOR
ELMA BROADFOOT

, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____, 1994

, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M., ON THIS ____ DAY OF ____, 1994.

, REGISTER OF DEEDS
PAT KETTLER

, DEPUTY
ED RESA