WICHITA — SEDGWICK COUNTY

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

March 28, 1994

Castle & Associates
c/o Mr. Bob Castle
P. O. Box 9262
Wichita, KS 67277

Re: S/D 94-9 - BONANZA ADDITION (Final Plat)

Dear Mr. Castle:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 24, 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 March 18, 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Bonanza, Inc., P. O. Box 17365, Wichita, KS 67217
Mike Lindebak, City Engineer

FILE COPY

Wichita 1993

J. For the nonmunicipal utilities needing to be relocated, letters shall be submitted from each utility indicating that satisfactory arrangements have been made for such relocations (Southwestern Bell, KG&E-Electric).

K. 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.

L. 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.

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

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

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

March 24, 1994

STAFF REPORT
(Final Plat Approved March 17, 1994 Meeting)

CASE NUMBER: S/D 94-9 BONANZA ADDITION

OWNER/APPLICANT: Bonanza, Inc., P. O. Box 17365, Wichita, KS 67217

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

LOCATION: East of West Street and north of Kellogg

SITE SIZE: 103,420 sq. ft.

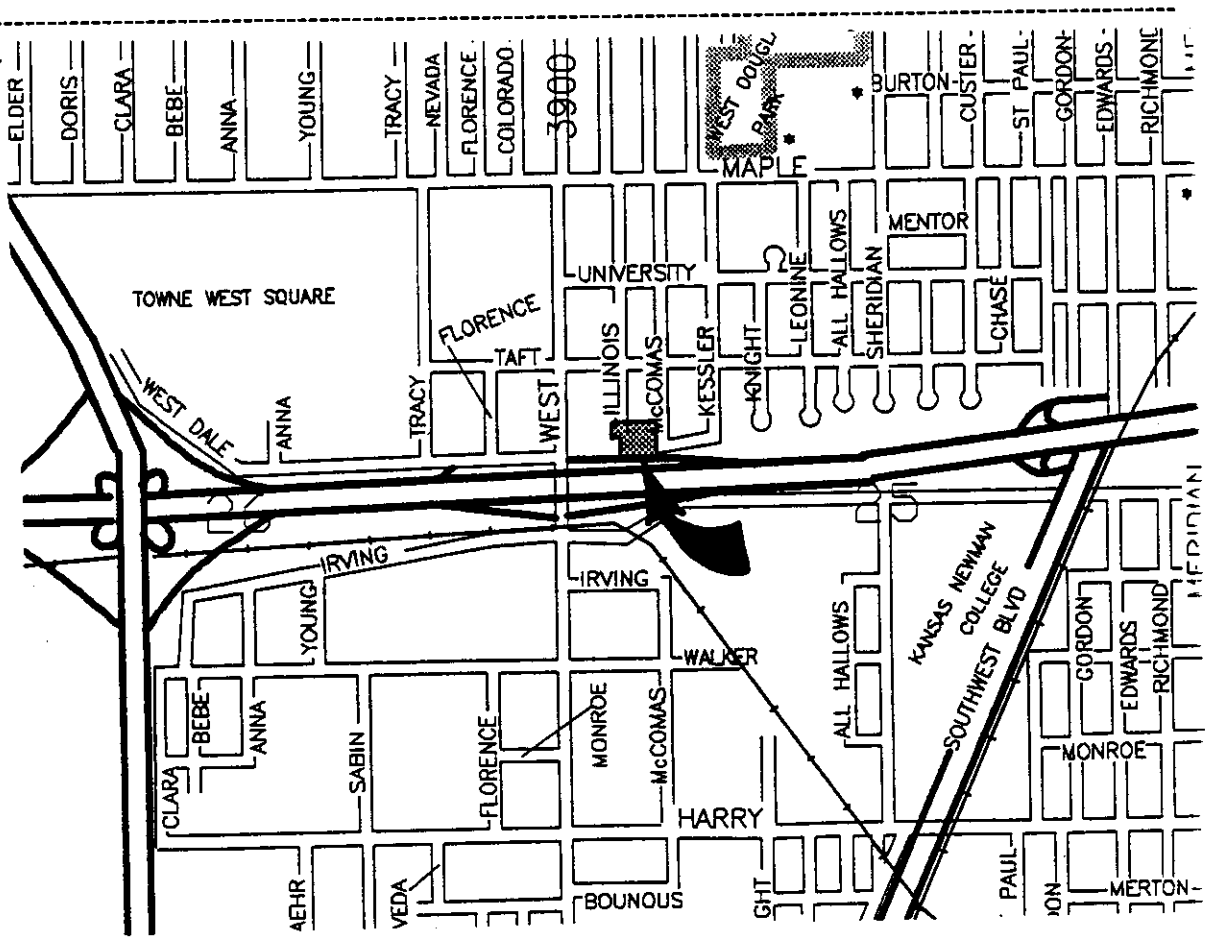
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 103,420 sq. ft.

CURRENT ZONING: "LC" and "BB"

PROPOSED ZONING: "LC" (Z-3115)

VICINITY MAP:



STAFF COMMENTS:

A. Approval of this plat is subject to approval of the zone change and any requirements of the zone change. In particular a restrictive covenant concerning the uses to be allowed on this site was considered and if required by the City Council will need to be submitted prior to the plat being released for recording.

B. Guarantees shall be provided for the abandonment of any sanitary sewer or water lines not being covered by utility easements vacated by virtue of this replat.

C. On the final plat tracing, sufficient right-of-way, as determined by Traffic Engineering, shall be dedicated for a circular turnaround for the termination of Illinois on this site.

The applicant shall also provide a guarantee for the construction and paving of this turnaround.

The applicant is advised that an agreement shall also be provided indicating that access to Illinois, except for emergencies, will not be allowed unless and until all of Illinois is paved from this site north to Taft.

D. The applicant shall guarantee the closure of the existing driveways to McComas now being located in areas of complete access control.

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

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

G. On the final plat tracing, as required for commercially zoned property, a 35-foot building setback shall be platted to Kellogg Drive/Frontage Road and a 20-foot building setback shall be platted to McComas.

H. The final plat shall indicate the platting of the 35-foot building setback from Kellogg Drive/Frontage Road through the existing buildings which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback.

I. If in addition to the access to this site from Kellogg Drive, a private means of access is to be provided across the site to the west, such agreement or easement should be established by separate instrument and recorded by the applicant. Such easement or agreement, for informational purposes should then be noted or shown on the final plat tracing and a copy of the instrument submitted to Planning for the plat file. However, as a private agreement or easement, the City does not need to be made a party to such document.

BONANZA ADDITION

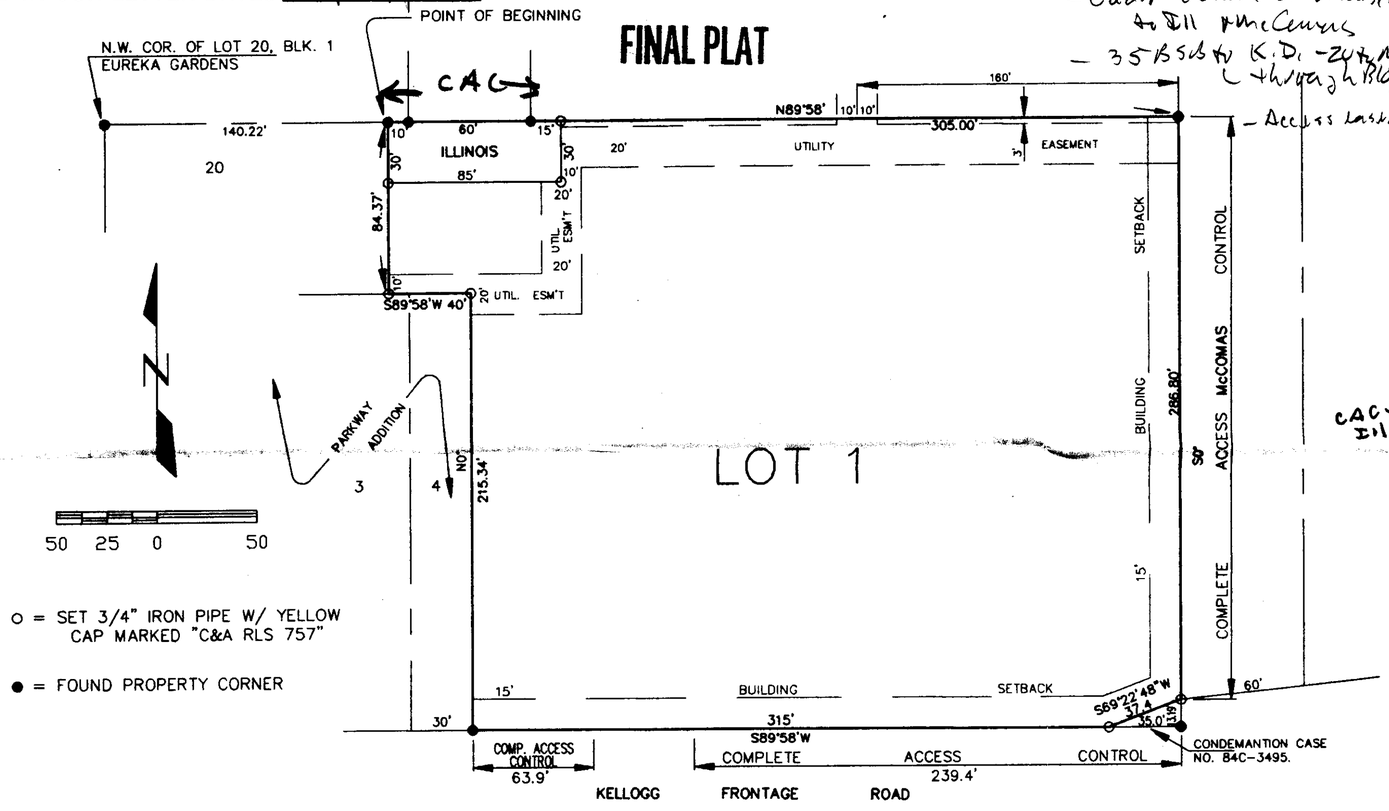
WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/17/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3-18-94

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

- Subj to WCC app of ZA + any cng. it may.
- CAC & Dll. (? unless provided)
- Ltr from atty's on reloc.
- Grant. abnm. of 55, elk
- Grant closure of driveroppm. to Dll McComas
- 35 BSL to K.D. - Zoo & McComas through Blks 55,



○ = SET 3/4" IRON PIPE W/ YELLOW CAP MARKED "C&A RLS 757"

● = FOUND PROPERTY CORNER

I, RAYMOND M. HUBBELL, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED BONANZA ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF LOT 20, BLOCK 1, EUREKA GARDENS TO SEDGWICK COUNTY, KANSAS (NOW IN WICHITA), SAID POINT BEING 140.72 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20, BLOCK 1; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 20, BLOCK 1, TO A POINT ON THE NORTH LINE OF PARKWAY ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 40 FEET; THENCE SOUTH PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF LOT 4 OF SAID PARKWAY ADDITION TO THE SOUTH LINE OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINES OF LOTS 4, 5, AND VACATED ALLEY OF SAID PARKWAY ADDITION AND THE SOUTH LINE OF LOT 23, BLOCK 2 OF SAID EUREKA GARDENS TO A POINT 35 FEET WEST OF THE EAST LINE OF SAID LOT 23, BLOCK 2; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 23 AND 13.19 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 20, BLOCK 2 OF SAID EUREKA GARDENS; THENCE WEST ALONG THE NORTH LINES AND EXTENDED NORTH LINES OF LOT 20, AND LOT 10, SAID BLOCK 2 TO THE POINT OF BEGINNING; ALL LYING IN SEDGWICK COUNTY, KANSAS.

DATE SIGNED_____, 1994.

RAYMOND M. HUBBELL, RLS 757

(SEAL)

- Access restriction w/ prop. to west

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND STREET TO BE KNOWN AS BONANZA ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. THE UTILITY EASEMENTS AS INDICATED ARE HEREBY GRANTED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES, AND FOR DRAINAGE PURPOSES WITH RIGHTS OF INGRESS AND EGRESS, AND THE STREET IS HEREBY DEDICATED TO AND FOR USE OF THE PUBLIC. THE EASEMENTS AND THAT PART OF ILLINOIS AVENUE DEDICATED BY PREVIOUS PLATS ARE VACATED IN ACCORDANCE WITH KSA 12-512(b).

CAC & Dll

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM McCOMAS, OVER AND ACROSS THE EAST LINE OF LOT 1; AND ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM KELLOGG FRONTAGE ROAD OVER AND ACROSS THE SOUTH LINE OF LOT 1, AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO KELLOGG FRONTAGE ROAD AT ONE LOCATION, AS SHOWN ON PLAT.

DATE SIGNED_____, 1994 BONANZA, INC.

JACK R. HUNT, PRESIDENT

STATE OF KANSAS)SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON_____ DAY OF_____, 1994, BY JACK R. HUNT, PRESIDENT, ON BEHALF OF BONANZA, INC.

SEAL OR STAMP

NOTARY PUBLIC

MY APPOINTMENT EXPIRES_____

ENTERED ON TRANSFER RECORD THIS_____DAY OF_____, 1994.

_____, COUNTY CLERK
SUSAN CROCKETT-SPOON

STATE OF KANSAS)SS
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT_____A.M.-P.M., ON THE_____DAY OF_____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

STATE OF KANSAS)SS
COUNTY OF SEDGWICK)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS_____DAY OF_____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, CITY CLERK
PAT BURNETT

(SEAL)

STATE OF KANSAS)SS
COUNTY OF SEDGWICK)

THIS PLAT OF BONANZA 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_____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY_____, CHAIRMAN
JAMES D. MINER

(SEAL)

_____, SECRETARY
MARVIN KROUT