

- 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.

STAFF REPORT

(Final Plat Approved 9/2/93, Preliminary Plat approved 6/24/93)

CASE NUMBER: S/D 93-39 - MAIZE AVENUE 2ND ADDITION

OWNER/APPLICANT: Precision Pattern, Inc. and Maize Ave., Inc., Attn: H. Russell Bomhoff, 1643 S. Maize Road, Wichita, KS 67209

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

LOCATION: West of Maize Road and south of Kellogg

SITE SIZE: 16 Acres

NUMBER OF LOTS

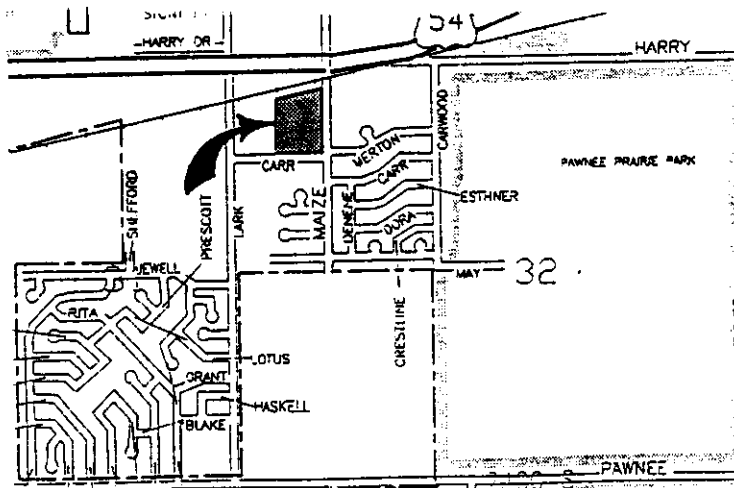
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 2.12 Acres

CURRENT ZONING: "AA" (Approximately west 22' appears to be still "AA"); and "E"

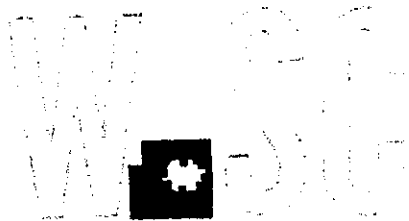
PROPOSED ZONING:

VICINITY MAP:



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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage plan, a cross-lot drainage agreement will also need to be submitted for this plat's lots.
- D. The applicant shall guarantee the paving of Carr Avenue along the entire south line of this plat and Maize Road adjacent to the east line. The applicant should meet with City Engineering to determine how these guarantees can be structured in terms of benefit districts and time periods for implementing.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The preliminary plat was approved with the requirement that access to Maize Road be limited to the present number of existing (actual) openings (5) from the adjacent lots. The final plat tracing shall be amended to indicate no more than four (5) openings to Maize Road, (two from the southern lot and three for the northern lot).
- G. On the final plat tracing, the platlor's text shall reference the standard floodway language.
- H. If any drainage from this site is directed to the railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. Since this plat is indicating the dedication of street right-of-way for Carr Avenue, this dedication shall also be noted in the platlor's text.
- J. As indicated by the platting binder substantial property taxes are due for this site. This plat will not be released for recording until proof is provided that such taxes have been paid.



September 10, 1993

**METROPOLITAN AREA PLANNING
DEPARTMENT**

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

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-39 - Maize Avenue 2nd Addition (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on September 9, 1993, 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 3, 1993 with, however, comment D being amended to only require a guarantee for the paving of Carr adjacent to this plat.

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
Senior Planner

DL:rh

cc: Precision Pattern, Inc. and Maize Ave., Inc., Attn: H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Mike Lindebak, City Engineer

FILE COPY

MAIZE AVENUE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/2/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-3-93

OFFICE COPY
DO NOT REMOVE

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "MAIZE AVENUE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Bank IV Wichita, National Association

State of Kansas) SS The foregoing instrument acknowledged before me this day of 1993, by of Bank IV Wichita, National Association, on behalf of the bank.
(Title)

My App't Exp. Notary Public

This plat of "MAIZE AVENUE 2ND 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 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of 1993.

Mayor
Elma Broadfoot
Deputy City Clerk
Pat Burnett

Entered on transfer record this day of 1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds this day of 1993, o'clock M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MAIZE AVENUE 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the land described as and being a replat of Lots 1 and 2, Maize Avenue Addition to Sedgwick County, Kansas and a tract in the N.E. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Cor. thereof; thence west along the north line of said N.E. 1/4, 709.65 feet; thence with a deflection angle to the left of 90 degrees 07', a distance of 348.2 feet to the south right-of-way line of the A.T. & S.F. R.R., for a place of beginning; thence continuing south on the last described line to the north line of Carr Avenue, Book 1028, Page 520; thence east along said Carr Avenue to a point 430 feet west of the east line of said N.E. 1/4; thence north parallel with said east line to a point on the south right-of-way line of the A.T. & S.F. R.R.; thence southwesterly to the place of beginning.
Existing public easements, access control, and building setbacks being vacated by virtue of KSA 12-512(b).
Being situated in the N.E. 1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "MAIZE AVENUE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Precision Pattern, Inc.

President
H. Russell Bomhoff
Maize Avenue, Inc.

President
H. Russell Bomhoff

State of Kansas) SS The foregoing instrument was acknowledged before me this day of 1993, by H. Russell Bomhoff, President of Precision Pattern, Inc.

My App't Exp. Notary Public

State of Kansas) SS The foregoing instrument was acknowledged before me this day of 1993, by H. Russell Bomhoff, President of Maize Avenue, Inc.

My App't Exp. Notary Public

SCALE: 1" = 60'
• = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
● = 3/4" IRON (FOUND)
CORNERS ARE OF UNIDENTIFIED ORIGIN UNLESS IDENTIFIED ON SKETCH

