

Final tracing  
revised 8/20/02

# K&N MOTORCYCLE ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

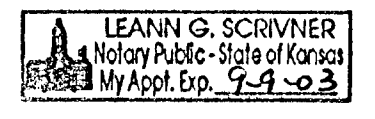
State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in  
aforesaid county and state do hereby certify that we have surveyed and  
platted "K&N MOTORCYCLE ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as the north 52 feet of the east 135 feet  
of Lot 5, Block 16, Parkville Addition to the City of Wichita, Sedgwick  
County, Kansas, TOGETHER with Lot 5, in said Block 16, except the north  
52 feet of the east 135 feet thereof, and the east 80 feet of Lot 6 in  
said Block 16, and the east 80 feet of the north 97 feet of Lot 8 in  
said Block 16, all in said Parkville Addition, TOGETHER with Lot 7 in  
said Block 16, except the south 23 feet of the west 130 feet thereof,  
and except the south 85 feet of the east 170 feet thereof, all in said  
Parkville Addition.

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into a Lot, a Block, and a Street, to be known as "K&N MOTOR-  
CYCLE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement  
is hereby granted as indicated for the construction and maintenance  
of all public utilities. The drainage and utility easements are hereby  
granted as indicated for drainage purposes and for the construction and  
maintenance of all public utilities. The drainage easements are hereby  
granted as indicated for drainage purposes. The streets are hereby  
dedicated to and for the use of the public. Access controls shall be as  
depicted on the face of the plat and are hereby granted to the City of  
Wichita, Kansas. The permitted opening locations shall be as determined  
by the City Engineer of the City of Wichita, Kansas.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this 7 day of June, 2002, by Keith N. Harris a/k/a  
Norman Keith Harris a/k/a Norman K. Harris and Pam Harris, husband  
and wife.

This plat of "K&N MOTORCYCLE 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 June, 2002.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



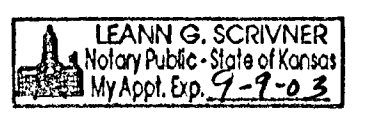
Leann G. Scrivner, Notary Public  
LEANN G. SCRIVNER

My App't. Exp. Sept 9, 2003

J. D. Michaelis, Chair

Marvin S. Krout, Secretary

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this 7 day of June, 2002, by Ross N. Reed and Janet L. Reed,  
husband and wife.



Leann G. Scrivner, Notary Public  
LEANN G. SCRIVNER

My App't. Exp. Sept 9, 2003

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this day of June, 2002.

At the direction of the City Council

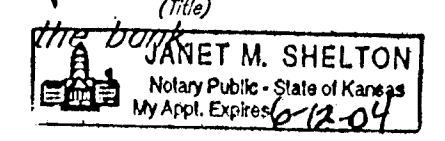
Chris Cherches, City Manager

Pat Burnett, City Clerk

We, the undersigned holders of a mortgage on  
the above described property, do hereby consent to this plat of  
"K&N MOTORCYCLE ADDITION", Wichita, Sedgwick County, Kansas.  
Southwest National Bank of Wichita

Robert E. Hoopes, Pres.  
ROBERT E. HOOPES

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this 7 day of June, 2002, by Robert E. Hoopes,  
President of Southwest National Bank of Wichita, on behalf of



Janet M. Shelton, Notary Public  
JANET M. SHELTON

My App't. Exp. 6-12-04

Reviewed in accordance with K.S.A. 58-2005  
on this day of June, 2002.

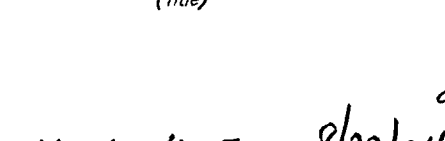
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

We, the undersigned holders of a mortgage on  
the above described property, do hereby consent to this plat of  
"K&N MOTORCYCLE ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

Randy Williams, Vice Pres.  
RANDY WILLIAMS

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this 14th day of June, 2002, by Randy Williams,  
Vice President of INTRUST Bank, N.A., on behalf of the bank.



Karen S. Waybright, Notary Public  
KAREN S. WAYBRIGHT

My App't. Exp. 8/22/04

Entered on transfer record this day  
of June, 2002.

Don Brace, County Clerk

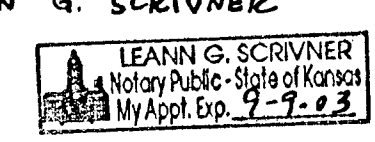
I, the undersigned holder of a mortgage on  
the above described property, do hereby consent to this plat of  
"K&N MOTORCYCLE ADDITION", Wichita, Sedgwick County, Kansas.

F. O. Buckman, Jr.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this 7 day of June, 2002, by F. O. Buckman, Jr.,  
a single person.

Leann G. Scrivner, Notary Public  
LEANN G. SCRIVNER

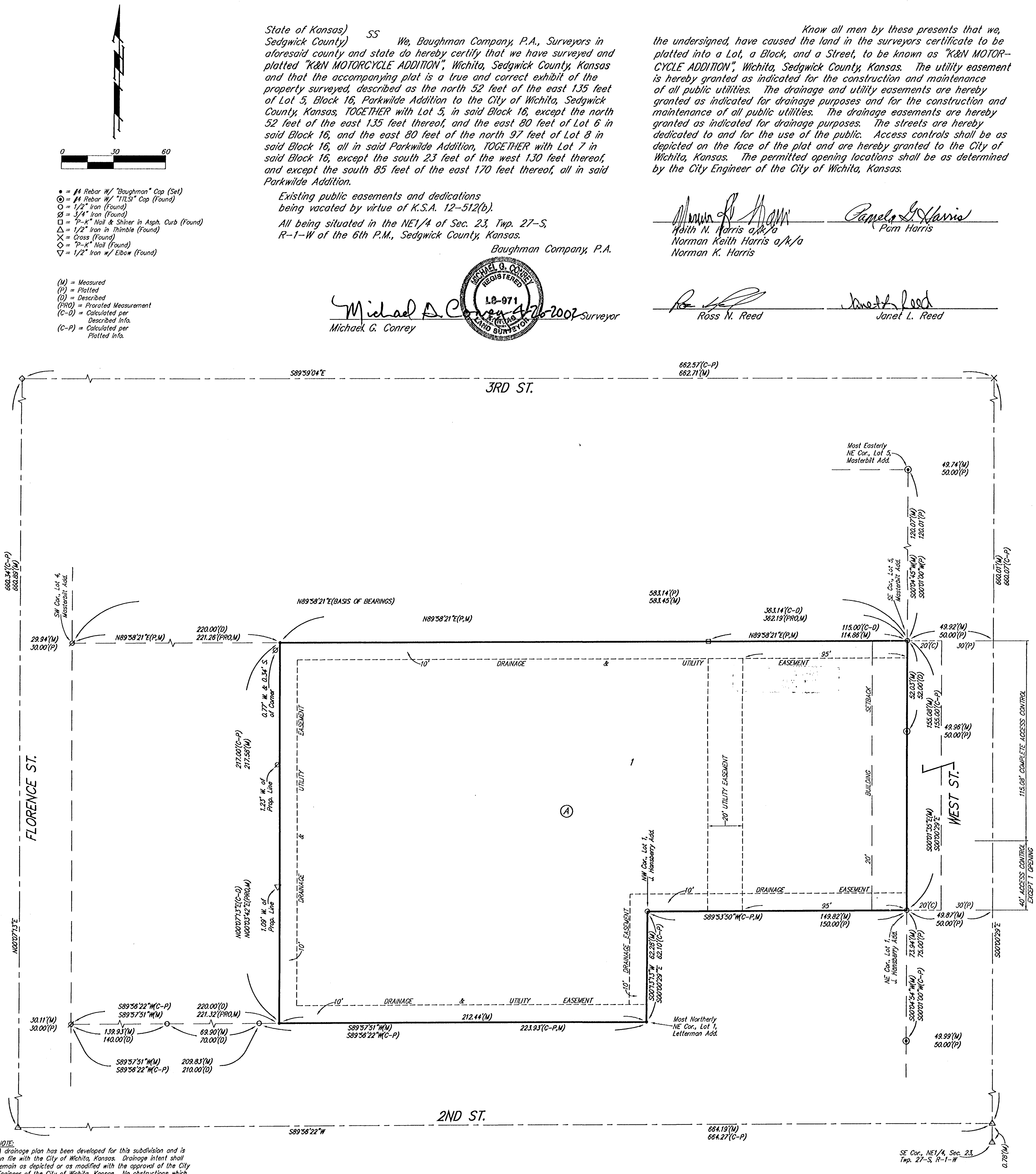
My App't. Exp. Sept 9, 2003



State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this day  
of June, 2002 at o'clock M, and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



NOTE:  
A drainage plan has been developed for this subdivision and is  
on file with the City of Wichita, Kansas. Drainage intent shall  
remain as depicted or as modified with the approval of the City  
Engineer of the City of Wichita, Kansas. No obstructions which  
impede the flow of this drainage plan shall be allowed.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 21, 2002

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

RE: SUB 2002-07-- One-Step Final Plat of K & N Motorcycle Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 15, 2002.

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, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2002

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

RE: SUB 2002-07-- One-Step Final Plat of K & N Motorcycle Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. A storm sewer extension is needed at time of site development.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the south property line. The access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along West Street. Said covenant shall reference that costs of constructing said cross-lot access are to be borne by the person(s) or agency that owns said adjacent property.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised.

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More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. 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.)
- K. 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.
- L. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. Southwestern Bell has requested that the drainage easement along the west and south property lines be labeled as a drainage and utility easement.



SUB 2002-07 -- One-Step Final Plat of K & N Motorcycle Addition  
February 15, 2002  
Page 3

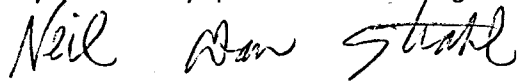
R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, February 21, 2002, at 1:00 p.m.

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

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

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Keith N. Harris, 339 N. West Street, Wichita, KS 67203  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 2/14/02)

**CASE NUMBER:** SUB 2002-07 -- K & N MOTORCYCLE ADDITION

**OWNER/APPLICANT:** Keith N. Harris, 339 N. West St., Wichita, KS 67203

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

**LOCATION:** West side of West St., North of 2nd Street

**SITE SIZE:** 1.65 Acres

**NUMBER OF LOTS**

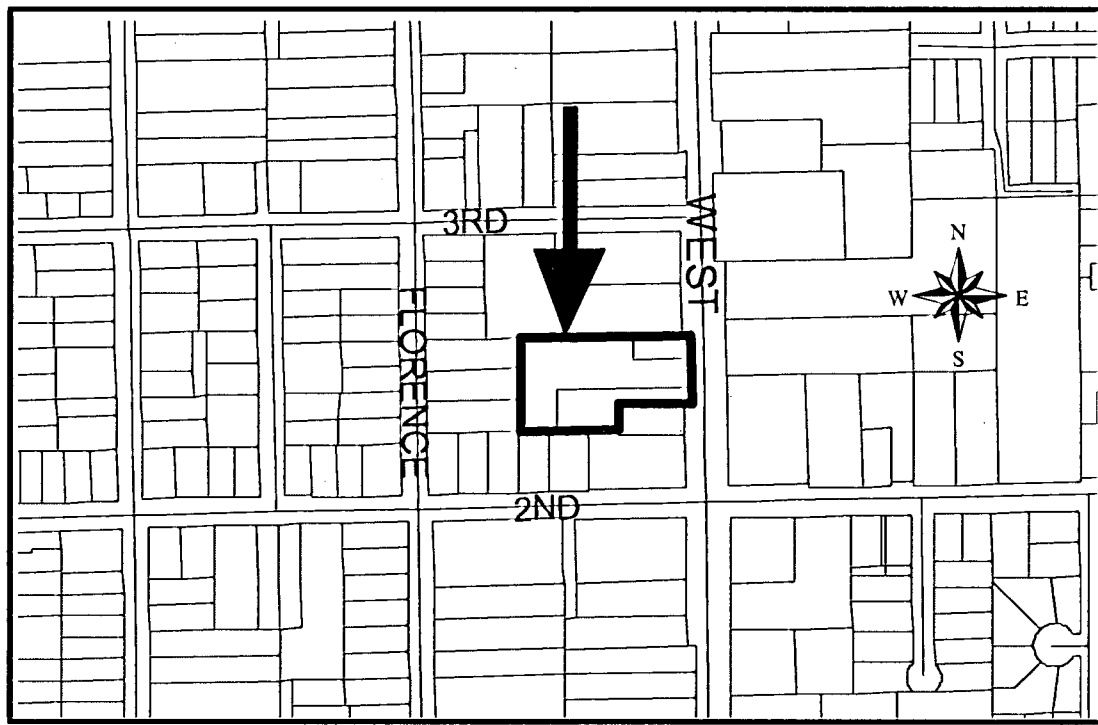
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  | 1 |
| Total:       | 1 |

**MINIMUM LOT AREA:** 1.58 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential, B, Multi-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**SUB 2002-07 -- One-Step Final Plat of K & N MOTORCYCLE ADDITION**  
**February 21, 2002 - Page 2**

**NOTE:** This is a replat of a portion of the Parkwilde Addition. The applicant has submitted a request for a zone change (ZON 2001-76) from SF-5, Single-Family Residential and B, Multi-Family Residential to LC, Limited Commercial. A conditional use request is also proposed for a vehicle and equipment sales.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. A storm sewer extension is needed at time of site development.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the south property line. The access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along West Street. Said covenant shall reference that costs of constructing said cross-lot access are to be borne by the person(s) or agency that owns said adjacent property.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised.

More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of ~~this binder~~ and any relevant conditions found by such a review.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. 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.)

**SUB 2002-07 -- One-Step Final Plat of K & N MOTORCYCLE ADDITION**  
**February 21, 2002 - Page 3**

- K. 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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