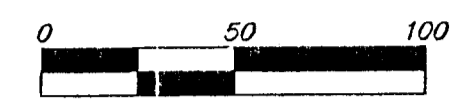
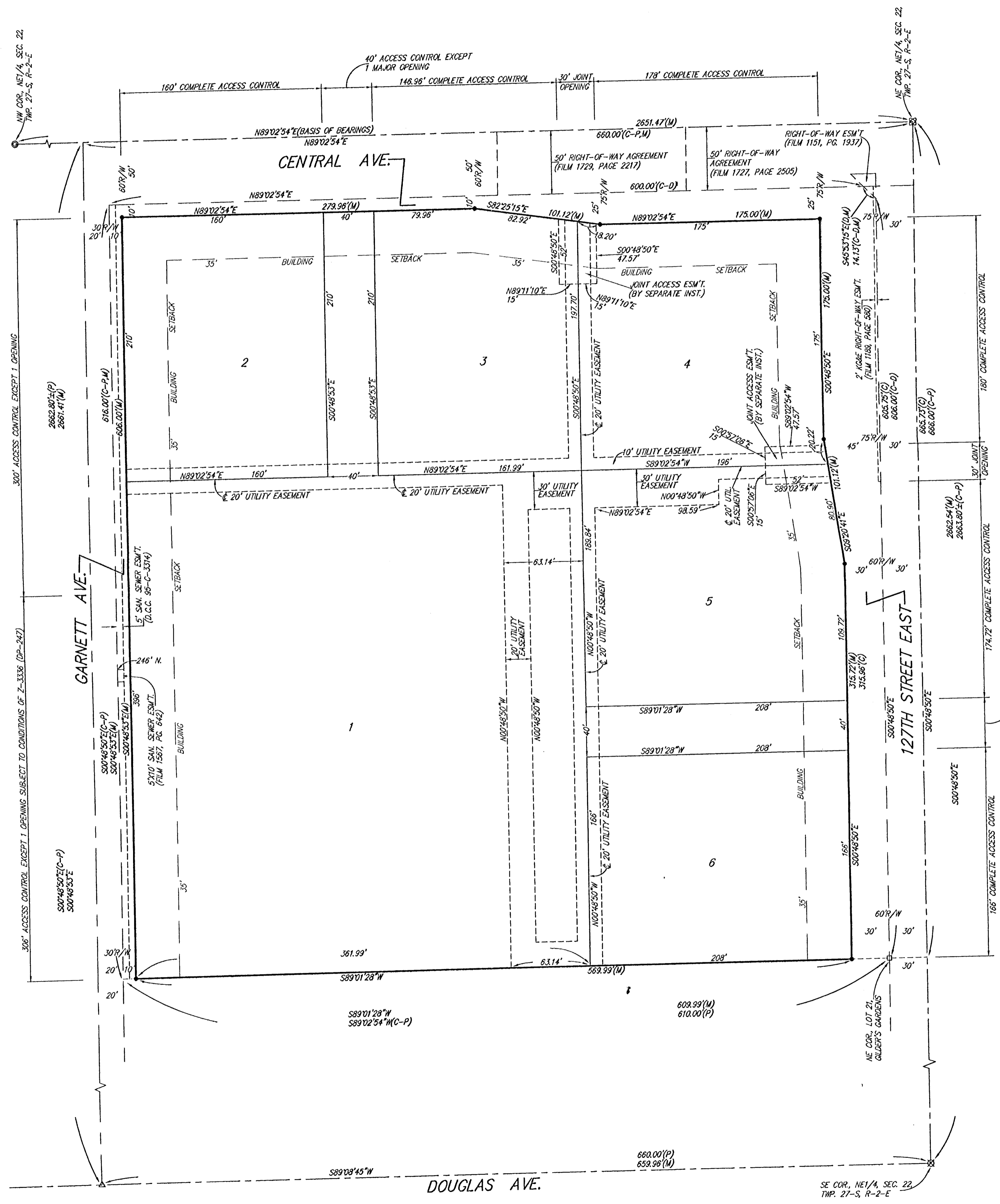


127TH RETAIL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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.



- = MAGNETIC NAIL IN SHOWER (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #6 REBAR (FOUND)
- △ = P-K NAIL (FOUND)
- ⊗ = PLUG IN CONC. (FOUND)
- ⊗ = 1" IRON W/ THIMBLE (FOUND)

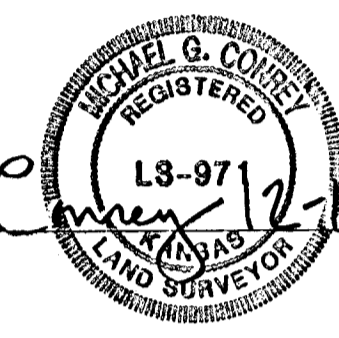
- (M) = MEASURED
- (C) = CALCULATED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-247.

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 "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The north 390 feet of Lot 1, EXCEPT the north 20 feet for road, Gilder's Gardens, Sedgwick County, Kansas, TOGETHER with the south 246 feet of Lot 1, Gilder's Gardens, Sedgwick County, Kansas, TOGETHER with the east 331.3 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 285 feet thereof, TOGETHER with the west 150 feet of the east 331.3 feet of the north 285 feet of the NE 1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with the following described tract: Beginning at the NE corner of said Sec. 22; thence west along the north line of said Sec. 22, 181.3 feet; thence south 285 feet; thence east 181.3 feet to a point on the east line of said Sec. 22; thence north 285 feet to the point of beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
All being situated in the NE 1/4 of Sec. 22, Twp 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.



Michael G. Conrey
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, and Streets, to be known as "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted access opening locations shall be determined by the City Engineer of the City of Wichita, Kansas.

Michael Loveland *Lynn L. Loveland*
Michael Loveland Lynn L. Loveland

Robert L. Loveland *Charlotte Loveland*
Robert L. Loveland Charlotte Loveland

Melanie G. Joseph Living Trust dated April 17, 1996

Melanie G. Joseph *James Joseph, Jr.*
Melanie G. Joseph James Joseph, Jr.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 22nd day of December, 1999, by Michael G. Loveland and Lynn L. Loveland, husband and wife.

Dawn A. Truman *Dawn A. Truman*
Dawn A. Truman Dawn A. Truman
My App't. Exp. 7-15-00

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 1999, by Robert L. Loveland and Charlotte Loveland, husband and wife.

Dawn A. Truman *Dawn A. Truman*
Dawn A. Truman Dawn A. Truman
My App't. Exp. 7-15-00

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 22nd day of December, 1999, by Melanie G. Joseph and James Joseph, Jr., Trustees of the Melanie G. Joseph Living Trust dated April 17, 1996, on behalf of the trust.

Carlene Diller *Carlene Diller*
Carlene Diller Carlene Diller
My App't. Exp. 5-17-03

This plat of "127TH RETAIL 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 _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

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

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____.

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

Entered on transfer record this _____ day of _____.

James Alford, County Clerk

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

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas.
Southwest National Bank

Timothy M. Guigan *Timothy M. Guigan*
Timothy M. Guigan Timothy M. Guigan, Sr. Vice President

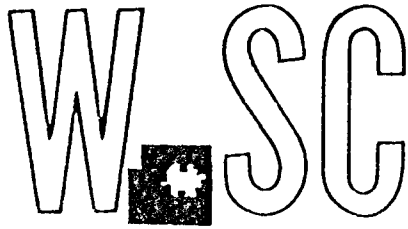
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 22nd day of December, 1999, by Timothy M. Guigan, Sr. Vice President of Southwest National Bank, on behalf of the bank.

Dawn A. Truman *Dawn A. Truman*
Dawn A. Truman Dawn A. Truman
My App't. Exp. 7-15-00



BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\127TH RETAIL ADDITION\DW127RETALF.DWG:W02

WICHITA — 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

November 30, 1999

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

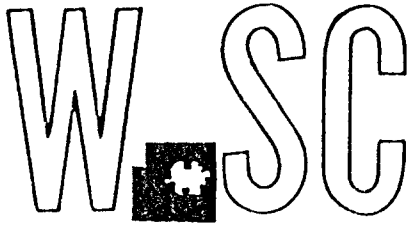
RE: S/D 99-73 -- One-Step Final Plat of 127th RETAIL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, 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 19, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — 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

November 19, 1999

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

RE: S/D 99-73 -- One-Step Final Plat of 127th RETAIL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. County Engineering needs to comment on the need for any guarantees or easements. The site will be served by the Four Mile Creek sanitary sewer system. *A petition is required for extension of sanitary sewer. The utility easement for the existing sewer line shall be increased to 20 feet. An additional utility easement is required for Lot 6 for the sewer extension.*
- B. City water appears to be available to serve this site. City Engineering needs to comment on the need for guarantees or easements. *A guarantee is required for extension of City water.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Storm sewer improvements may be part of the site development.*
- E. In accordance with the CUP approval, the plat proposes one joint access opening and one major access opening for both Central and 127th St. East. The joint opening on Central is limited to right-in/right-out turn movements by construction of a channelized "Y" opening at the site entrance or by construction of a raised central median on Central. The CUP also permitted one access opening along Garnett located up to 300 feet south of Central, and a

- second access opening if the property to the west is rezoned from SF-6, Single Family Residential. Distances shall be shown for all segments of access control. The plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to approval by the City Engineer.
- F. The Applicant shall guarantee the closure of all driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
 - G. The joint access easements shall be established by separate instrument. The instruments shall state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveways within the easement shall also be addressed by the text of the instrument.
 - H. In accordance with the CUP approval, a cross-lot access and circulation agreement shall be provided.
 - I. In accordance with the CUP, the following traffic improvements are required: a continuous right turn lane along 127th St. East, extension of the left turn lane on Central at least 30 feet west of the curb of the major opening, and a guarantee for paving of Garnett if proposed to be used for access.
 - J. The Applicant is reminded that a landscape buffer is required along the southern property line.
 - K. A CUP Certificate shall be submitted to MAPD identifying the approved CUP (referenced as DP-247) and its special conditions for development on this property.
 - L. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of DP-247.
 - M. 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.
 - N. 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.)
 - N. 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.
 - O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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 and KGE have requested additional easements.**
- U. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

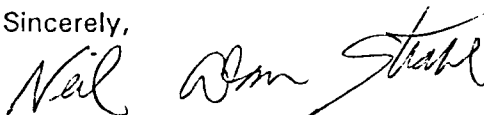
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, at 12:30 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.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT
(One-Step Final Plat Approved 11/18/99)

CASE NUMBER: S/D 99-73 -- 127TH RETAIL ADDITION

OWNER/APPLICANT: Michael G. Loveland, 150 N. Market, Wichita, KS 67202

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

LOCATION: Southwest corner of 127th St. East and Central

SITE SIZE: 7.77 Acres

NUMBER OF LOTS

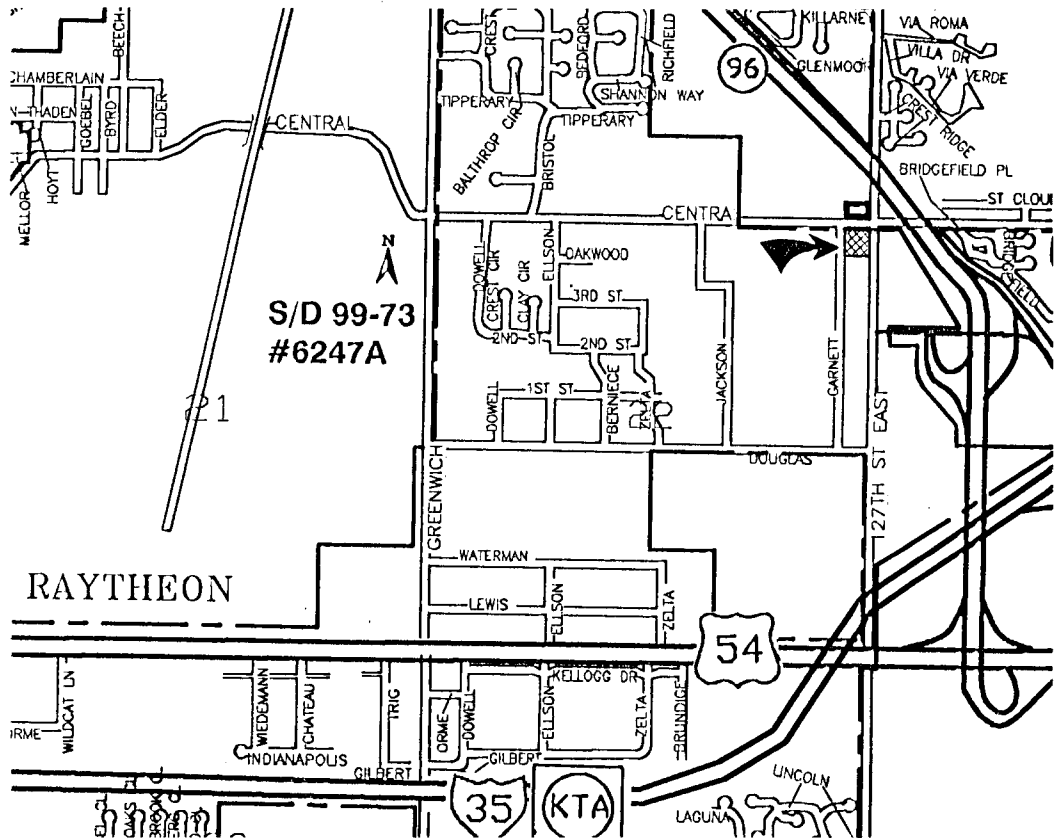
Residential:	
Office:	
Commercial:	6
Industrial:	1
Total:	6

MINIMUM LOT AREA: 33,479 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Lot 1 of the Gilder's Gardens Addition in addition to unplatted land. A zone change (Z-3336) was approved to LC, Limited Commercial for this site subject to platting. The site is also subject to the 127th Retail Center CUP (DP-247).

STAFF COMMENTS:

- A. **County Engineering** needs to comment on the need for any guarantees or easements. The site will be served by the Four Mile Creek sanitary sewer system. **A petition is required for extension of sanitary sewer. The utility easement for the existing sewer line shall be increased to 20 feet. An additional utility easement is required for Lot 6 for the sewer extension.**
- B. City water appears to be available to serve this site. **City Engineering** needs to comment on the need for guarantees or easements. **A guarantee is required for extension of City water.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- M. The platator'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.
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S/D 99-73 -- One-Step Final Plat of 127TH RETAIL ADDITION

November 29, 1999 - Page 4

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