

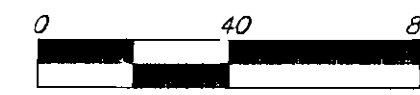
WESTGATE VILLAGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing -
received
9-24-99

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.

- (M) = MEASURED
(P) = PLATTED
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON (FOUND)
 - △ = "V" NOTCH (SET)
 - = 1/2" IRON IN THIMBLE (FOUND)
 - = 1" REBAR IN THIMBLE (FOUND)
 - = 3/4" IRON (FOUND)



- NE COR., SE 1/4, SEC. 7, T27S, R1W

RECIPROCAL
ESMT. AGREEMENT
(FILM 516, PG. 977)

JOINT ACCESS EASEMENT
(BY SEPARATE INSTRUMENT)

SETBACK

UTILITY

EASEMENT

SETBACK

UTILITY

EASEMENT

SETBACK

UTILITY

EASEMENT

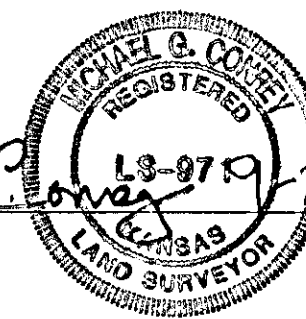
State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "WESTGATE VILLAGE 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lots 1 and 2,
Westgate Village Addition, Wichita, Kansas.

All being situated in the SE 1/4 of Sec. 7, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey



This plat of "WESTGATE VILLAGE 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 _____, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, 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 _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

James Alford, County Clerk

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots to be known as "WESTGATE VILLAGE 2ND ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities. The drainage and utility easement is hereby granted as indicated
for drainage purposes and for the construction and maintenance of all
public utilities. Access controls shall be as depicted on the face of the
plat.

First Choice Credit Union, a Kansas corporation

Linda Nicholson, President
Linda Nicholson

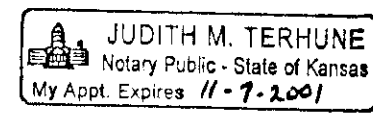
Entered on transfer record this _____ day
of _____, 1999.

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1999, at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

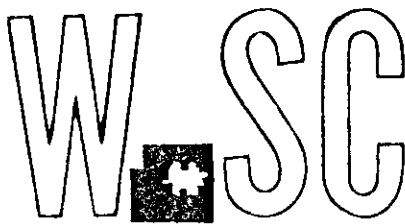
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 20th day of SEPTEMBER, 1999, by Linda Nicholson, President
of First Choice Credit Union, a Kansas corporation, on behalf of the
corporation.



Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

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

July 29, 1999

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

RE: S/D 97-82— One-Step Final Plat of WESTGATE VILLAGE 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 23, 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 and 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.

RE: S/D 97-82— One-Step Final Plat of WESTGATE VILLAGE 2ND ADDITION
July 29, 1999
Page 2

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

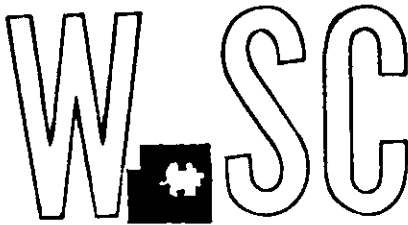
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: First Choice Credit Union, Attn: Linda Nicholson, 1920 S. Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4421
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July 23, 1999

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

RE: S/D 97-82— One-Step Final Plat of WESTGATE VILLAGE 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A ✓ Municipal services appear to be available to serve this site. City Engineering needs to comment on the need for guarantees or easements.
- 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 cross-lot drainage agreement is needed. A drainage guarantee is required.**
- D ✓ Traffic Engineering needs to comment on the proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial sites along arterials, and the plat denotes a joint access along Maize Road between the plat and the plat zoned LC, Limited Commercial to the north. Another opening is proposed along Maize Road, and two openings proposed along 13th St. North. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control. Traffic Engineering requires 150 feet of complete access control along Maize Road from the intersection. Lot 2 shall have complete access control along 13th St. North. The opening along 13th St. North is limited to right turns only
If located within 250 feet of the intersection; otherwise full turns are permitted.



- E. Traffic Engineering shall comment on any improvements required for perimeter streets. *Traffic Engineering has required a right turn lane for westbound 13th St. North and for Maize Road.*
- F. The proposed joint access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- G. 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.
- 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. (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.)
- 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. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.

July 23, 1999

Page 3

- P. 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.

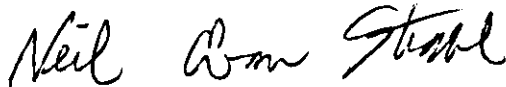
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 29, 1999, at 12:30 p.m.

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

Copies to: First Choice Credit Union, Attn: Linda Nicholson, 1920 S. Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Revised One-Step Final Plat Approved 7/22/99; Final Plat Approved 11/13/97)

CASE NUMBER: S/D 97-82 - WESTGATE VILLAGE 2ND ADDITION

OWNER/APPLICANT: First Choice Credit Union, Attn: Linda Nicholson, 1920 S. Seneca, Wichita, KS 67213

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

LOCATION: Northwest corner of Maize Road and 13th St. North

SITE SIZE: 4.85 acres

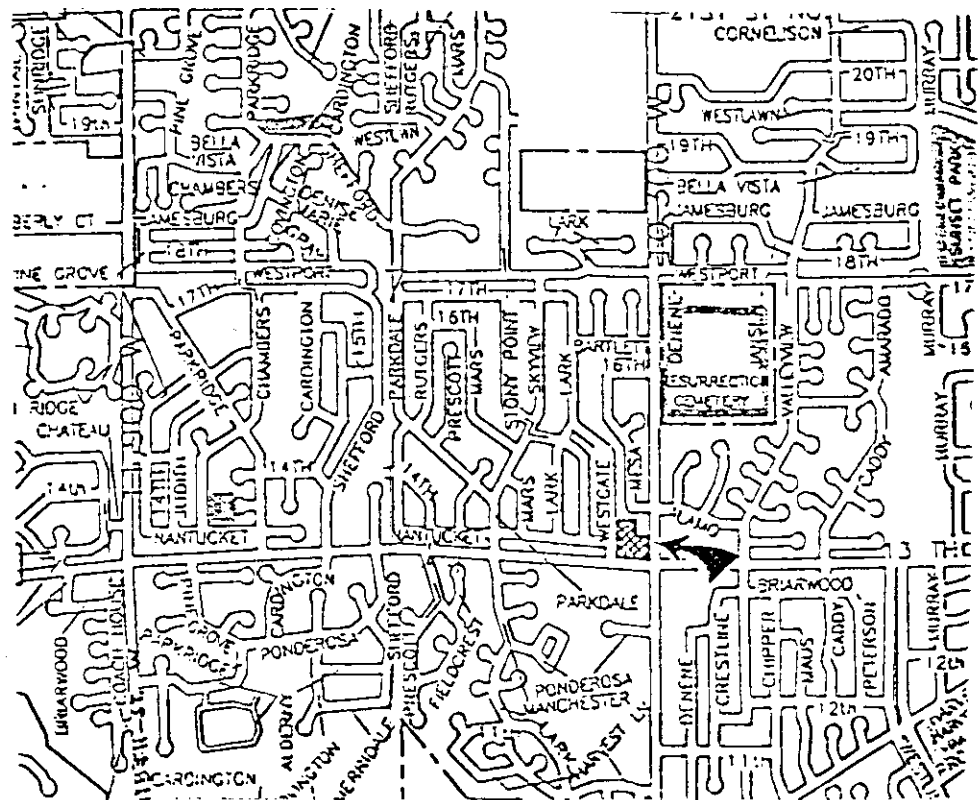
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.25 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP

Note: This is a replat of Lots 1 and 2 in the Westgate Village Addition. This revised final plat reduces the number of lots from five to three.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this site. City Engineering needs to comment on the need for guarantees or easements.
- 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 cross-lot drainage agreement is needed. A drainage guarantee is required.**
- D. Traffic Engineering needs to comment on the proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial sites along arterials, and the plat denotes a joint access along Maize Road between the plat and the plat zoned LC, Limited Commercial to the north. Another opening is proposed along Maize Road, and two openings proposed along 13th St. North. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control. Traffic Engineering requires 150 feet of complete access control along Maize Road from the intersection. Lot 2 shall have complete access control along 13th St. North. The opening along 13th St. North is limited to right turns only if located within 250 feet of the intersection; otherwise full turns are permitted.
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- F. The proposed joint access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- G. 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.
- 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. (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.)
- 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.

S/D 97-82 – Revised Final Plat of WESTGATE VILLAGE 2ND ADDITION
July 29, 1999 - Page 3

- J. 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.
- K. 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.
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