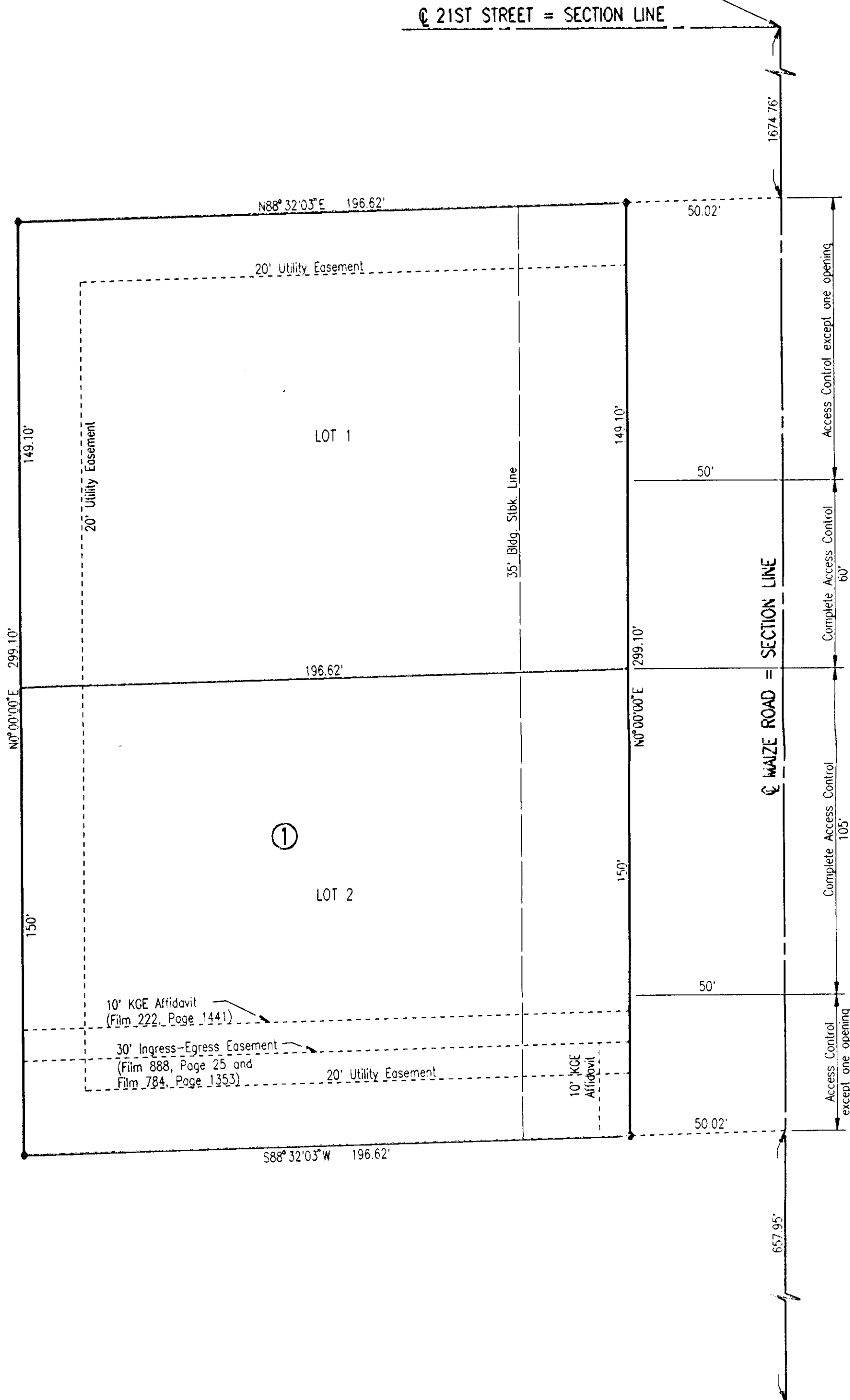


WCC ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

rec'd 3-17-98
final tracing

N.E. CORNER, N.E. 1/4
SEC. 7, T27S, R1W
OF THE 6TH P.M.
FOUND 1/2" I.P. IN THIMBLE

Q 21ST STREET = SECTION LINE



S.E. CORNER, N.E. 1/4
SEC. 7, T27S, R1W
OF THE 6TH P.M.
FOUND 1/2" I.P. IN THIMBLE

SCALE: 1"=30'

• = SET 1/2" IRON PIPE

B.M. - CHISELED "d" ON HIGH EDGE CURB AT S.E. CORNER
OF CURB INLET ON WEST SIDE OF MAIZE ROAD
0.4 MILES SOUTH OF 21ST STREET NORTH, 900'±
NORTH OF EAST 1/4 CORNER SEC. 7, T27S, R1W.
ELEV.=161.10 CITY DATUM

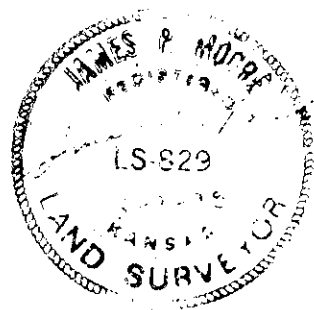
MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 2, BLOCK 1 SHALL BE
162.1 CITY DATUM OR 1349.5 M.S.L.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND
COUNTY, DO HEREBY CERTIFY THAT ON THIS 17th DAY OF March,
1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED WCC ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK, THE SAME
BEING DESCRIBED AS:

THE SOUTH 299 FEET OF THE EAST 246.56 FEET OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27
SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY,
KANSAS, EXCEPT THE EAST 50 FEET THEREOF FOR ROAD.

JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A
BLOCK, THE SAME TO BE KNOWN AS WCC ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM MAIZE ROAD OVER AND ACROSS
THE EAST LINES OF LOTS 1 AND 2, BLOCK 1, ARE HEREBY GRANTED TO THE
CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 AND LOT 2 SHALL HAVE
ACCESS TO MAIZE ROAD AT ONE LOCATION EACH AS SHOWN. SAID LOCATIONS
TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 2, BLOCK 1 SHALL BE
162.1 CITY DATUM OR 1349.5 M.S.L.

OWNERS:

JEFF W. BANNON MELINDA BANNON

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 17th DAY OF March,
1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
JEFF W. BANNON AND MELINDA BANNON, HUSBAND AND WIFE AND TO ME
PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS
THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HERE SET
MY HAND AND MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS 17th DAY OF March, 1998.

RICHARD LOPEZ, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 17th
DAY OF March, 1998.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 17th DAY OF March, 1998

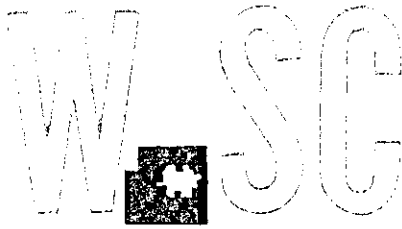
JAMES ALFORD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT 1:15 P.M. ON THIS 17th DAY OF
March, 1998.

LARRY CONSOLVER, REGISTER OF DEEDS

MICHAEL D. HURTT, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 268-4421
FAX (316) 268-4390

January 29, 1998

Professional Engineering Consultants, P.A.
Attn.: Gary Wiley
303 S. Topeka
Wichita KS 67202

Re: S/D 97-103 - One-Step Final Plat of WCC ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 1998, 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 January 23, 1998.

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 this plat. This will be used by the City and County GIS Departments.

S/D 97-103 -- One-Step Final Plat of WCC ADDITION
January 29, 1998 -- Page 2

Sincerely,

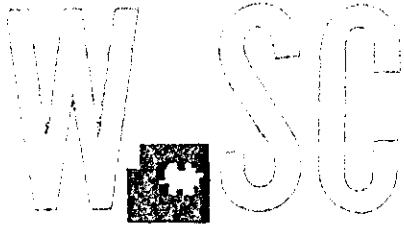
A handwritten signature in cursive script, appearing to read "Neil Evan Strahl". The signature is written in dark ink and is positioned below the word "Sincerely,".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Jeff W. Bannon, 946 N. West Street, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

January 23, 1998

Professional Engineering Consultants, P.A.
Attn.: Gary Wiley
303 S. Topeka
Wichita KS 67202

Re: S/D 97-103 - One-Step Final Plat of WCC ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed; otherwise County approval will be necessary and County Commissioner signatures will need to be included on the final plat tracing.
- B. City Engineering needs to indicate if guarantees are required for municipal services. A sanitary sewer guarantee is required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. The Subdivision regulations encourage shared access points for multiple lot commercial/industrial subdivisions along section line roads. The plat indicates an existing opening for lot 2 to remain and one proposed opening for lot 1. MAPD Staff recommends complete access control be dedicated along the southern 60 feet of Lot 1.

- E. City Engineering needs to comment on the status of the applicant's drainage plan and the minimum building pad elevation denoted on the plat. *The drainage plan is approved. A minimum building pad elevation for Lot 2 needs to be added to the plat.*
- F. Traffic Engineering needs to comment on the need, if any, for improvements to Maize Road. *No improvements will be needed.*
- G. The City Clerk's signature block should delete the word, "Deputy".
- H. The County Clerk's signature block should read, "James Alford".
- I. Based upon the platting binder, 1997 property taxes are still outstanding. Before the plat is forwarded to City Council, proof shall be provided indicating that all applicable property taxes have been paid.
- 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 316-729-0102) 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. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- P. 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 additional easements.*
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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, January 29, 1998 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Jeff W. Bannon, 946 N. West Street, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6

January 29, 1998

STAFF REPORT
(One-Step Final Plat-Approved 01/22/98)

CASE NUMBER: S/D 97-103 - WCC ADDITION

OWNER/APPLICANT: Jeff W. Bannon, 946 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: P.E.C., P.A., Attn: Gary Wiley
303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Maize Road, South of 21st St. North

SITE SIZE: 1.35 acres

NUMBER OF LOTS

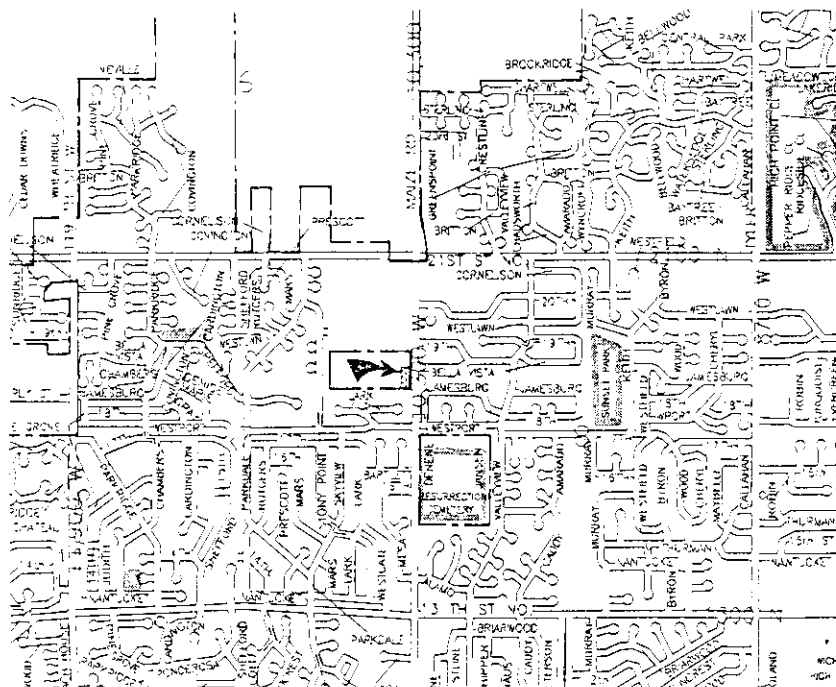
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 29,296 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: NO, Neighborhood Office

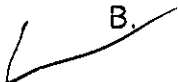
VICINITY MAP



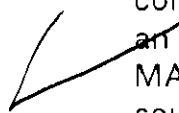
Note: A zone change (SCZ-0748) from SF-20, Single-Family to NO, Neighborhood Office, was approved for this site by the Board of County Commissioners on September 24, 1997 subject to platting. The site adjoins Wichita's City limits and a request for annexation has been submitted.

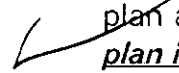
STAFF COMMENTS:

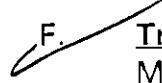
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