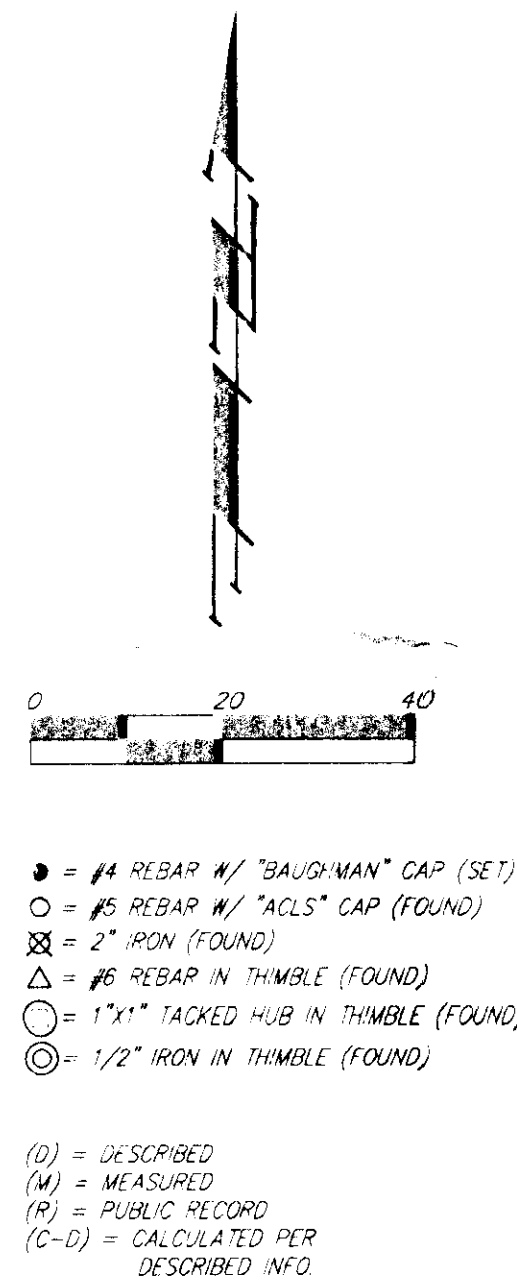


WICHITA, SEDGWICK COUNTY, KANSAS



Baughman Co., P.A.

Michael G. Conrey 7-28-98 Surveyor
Michael G. Conrey

Dated this _____ day of _____, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, *Chairman*
Richard E. Lopez

_____, 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 _____, 1998.*

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1998.

_____, County Clerk
James Alford


LeRoy A. Davis


Barbara J. Davis

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this ____ day
of _____, 1998, at ____ o'clock ____ M, and is duly
recorded.

State of Kansas)
Sedgewick County) SS The foregoing instrument acknowledged be-
fore me, this 3rd day of AUGUST, 1998, by LeRoy A.
Davis and Barbara J. Davis, husband and wife.

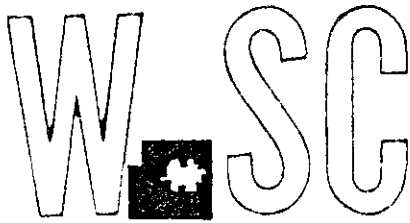
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

11-7-2001

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

May 29, 1998

FILE COPY

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-37 -- Final Plat of HEATHER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 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 May 22, 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 five (5) 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 98-37 -- Final Plat of WEATHER ADDITION

May 29, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

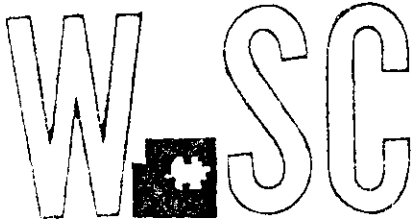
Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

NES\fb

cc: Leroy A. Davis and Barbara J. Davis, 3741 Salina, Wichita, KS 67204
Mike Lindebak, City Engineering, Mail Stop (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 67202-1588
(316) 268-4421
FAX (316) 268-4390

May 22, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-37 -- Final Plat of HEATHER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if any other guarantees are required. No additional guarantees are needed. Woodland Street contains substandard pavement and an affidavit not to protest future paving to City standards will be required of the applicant.
- 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 concept. The drainage plan is approved. A cross-lot drainage agreement is needed or a drainage easement needed to be denoted on the plat along the western line (coinciding with the utility easement).

A drainage easement has been denoted on the plat as requested.

- D. Traffic Engineering needs to comment on the need for access controls along perimeter streets, and additional right-of-way. Traffic Engineering requests an additional 20-foot of right-of-way along 29th Street North. Complete access control along 29th Street North is required along the westernmost portion of the northern lot and the east 70 feet. Along Woodland, 50 feet of complete access control will be required from the intersection.

The additional right-of-way and access controls have been included on the final plat.

- E. Traffic Engineering needs to comment on the need for any street improvements.



- 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 needs to revise the legal description to accurately portray the land being platted. The distances on the drawing are not identical to those in the legal description.
- H. Lot 1 shall provide for sidewalks along Woodland Road. *This issue will be further reviewed at the final plat stage. The Subdivision Committee did not believe a need for this sidewalk existed if it was determined that Woodland was not a Collector street.* Woodland is not classified as a Collector Street and sidewalks will not be required.
- I. A restrictive covenant shall be submitted limiting the uses of lots 2 to those permitted under the SF-6, Single-Family Residential District.
- J. The final plat tracing shall reference a tie point to a section corner.
- 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. (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.)
- 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. 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.
- N. 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.
- O. 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

CC: Leroy A. Davis and Barbara J. Davis, 3741 Salina, Wichita, KS 67204
Mike Lindebak, City Engineering, Mail Stop (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. 2-2

May 28, 1998

STAFF REPORT

(Final Plat-Approved 5/21/98, Preliminary Plat approved 4/23/98)

CASE NUMBER: S/D 98-37 - HEATHER ADDITION

OWNER/APPLICANT: Leroy A. Davis and Barbara J. Davis, 3741 Salina,
Wichita, KS 67204

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

LOCATION: Southwest corner of 29th Street North and Woodland

SITE SIZE: .96 acres

NUMBER OF LOTS

Residential: 2

Office:

Commercial: 1

Industrial:

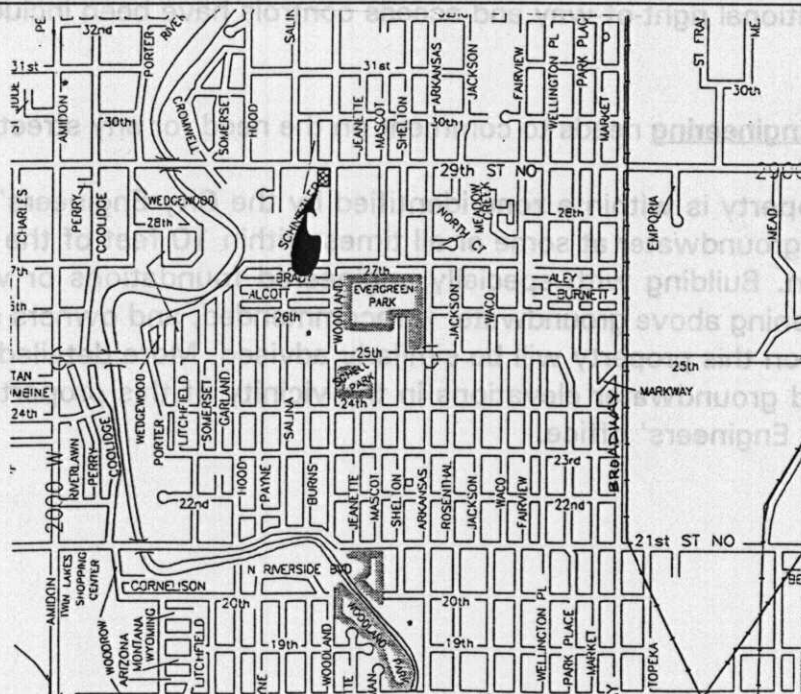
Total: 3

MINIMUM LOT AREA: 10,760 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Notes: The applicant intends to develop single-family dwellings on lots 2 and 3 and a commercial use on lot 1.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if any other guarantees are required. No additional guarantees are needed. Woodland Street contains substandard pavement and an affidavit not to protest future paving to City standards will be required of the applicant.
- 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 concept. The drainage plan is approved. A cross-lot drainage agreement is needed or a drainage easement needed to be denoted on the plat along the western line (coinciding with the utility easement).
- A drainage easement has been denoted on the plat as requested.
- D. Traffic Engineering needs to comment on the need for access controls along perimeter streets, and additional right-of-way. Traffic Engineering requests an additional 20-foot of right-of-way along 29th Street North. Complete access control along 29th Street North is required along the westernmost portion of the northern lot and the east 70 feet. Along Woodland, 50 feet of complete access control will be required from the intersection.
- The additional right-of-way and access controls have been included on the final plat.
- E. Traffic Engineering needs to comment on the need for any street improvements.
- 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.

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- O. 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

S/D 98-37 -- Final Plat of HEATHER ADDITION
May 28, 1998 - Page 4

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.

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- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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