

• = I.P.

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6-5-97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6-6-97

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of MEDITERRANEAN OFFICE PARK ADDITION, an addition to Sedgwick County, Kansas, into lots and a block the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 11, Block 2, MEDITERRANEAN PLAZA, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, streets, easements, and building setback located within the above described tract are hereby vacated by virtue of K.S.A. 512(b)

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1997.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block the same to be known as "MEDITERRANEAN OFFICE PARK ADDITION", an addition to Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public.

All abutters right of access to or from 29th Street North over and across the South of MEDITERRANEAN OFFICE PARK ADDITION, are hereby granted to the governing body, provided however Lot 2 and 3 shall have one common opening and Lots 4 and 5 shall have one opening each.. All abutters right of access to or from Highway K-96 over and across the Northeasterly line of MEDITERRANEAN OFFICE PARK are hereby granted to the governing body.

KOCH PROPERTIES, INC.

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

This plat of "MEDITERRANEAN OFFICE PARK ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City of Wichita, Kansas, this _____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

James Alford, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1997.

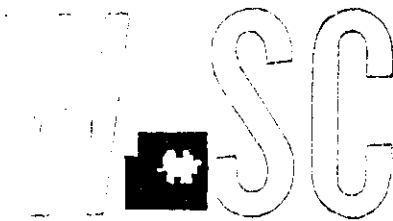
_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

$$w_{ij} = G_{ij} \text{ For } i \text{ & } j \text{ in same group}$$

$$w_{ij} = 0 \text{ Otherwise}$$

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

FILE COPY

June 16, 1997

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Re: S/D 97-38 - One-Step Preliminary-Final Plat of MEDITERRANEAN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1997, 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 June 6, 1997.

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 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.

Please call if you have any questions.

Sincerely,

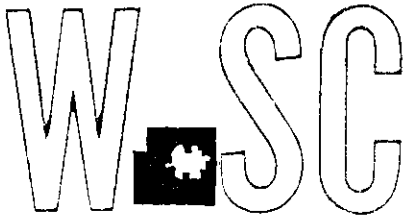
Dale Miller

Chief Planner, Current Plans Division

DM:ifb

cc: Mike Lindebak, City Engineer, Public Works Department (1-71)
Koch Properties, Inc., % Frank Mills, 4111 E. 37th Street North, Wichita, KS 67220

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

June 6, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Re: S/D 97-38 - One-Step Preliminary-Final Plat of MEDITERRANEAN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. **Traffic Engineering** indicates no improvements are needed for 29th Street or Cypress Street. Engineering also indicates agreement with the adequacy of access control proposed.
- D. Sidewalks should be provided along the east side of Cypress.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant should submit an avigational easement and restrictive noise covenant for this property.
- H. **City Engineering** indicates the applicant's drainage plan should be reviewed. If drainage is to flow to KDOT right-of-way, KDOT approval will need to be obtained.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

- J. 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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- M. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be granted by this plat.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.

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, June 12, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller

Chief Planner, Current Plans Division

DL:lfb

Enclosure

cc: Koch Properties, Inc., % Frank Mills, 4111 E. 37th Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

June 12, 1997

STAFF REPORT

(One-Step Preliminary-Final Plat, Approved 6/5/97)

CASE NUMBER: S/D 97-38 - MEDITERRANEAN OFFICE PARK ADDITION

OWNER/APPLICANT: Koch Properties, Inc., % Frank Mills
4111 East 37th Street North, Wichita, KS 67220

AGENT: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206

LOCATION: Located Southwest of K-96 and North of 29th Street.

SITE SIZE: 11.07 +/- Acres

NUMBER OF LOTS

Residential:
Office:
Commercial: 5 ("GO" General Office)
Industrial:

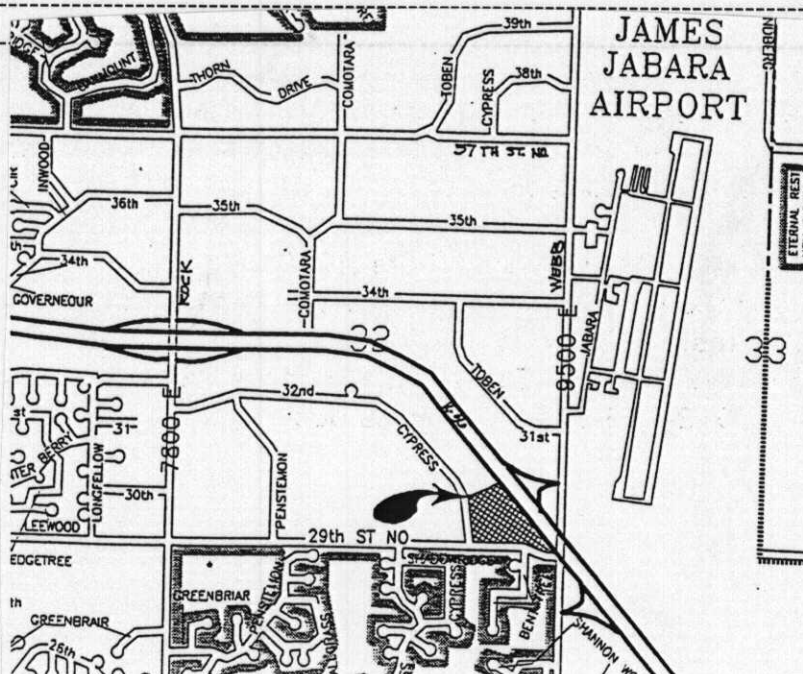
Total: 5

MINIMUM LOT AREA: 61,750 square feet

CURRENT ZONING: "GO" General Office

PROPOSED ZONING: "GO" General Office

VICINITY MAP:



NOTE: This plat is a replat of Lot 11, Block 2, Mediterranean Plaza Addition. This area is zoned "GO" General Office.

STAFF COMMENTS:

- A. ✓ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. () The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. ✓ **Traffic Engineering** indicates no improvements are needed for 29th Street or Cypress Street. Engineering also indicates agreement with the adequacy of access control proposed.
- D. ✓ Sidewalks should be provided along the east side of Cypress.
- E. () The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. ✓ The applicant should submit an avigational easement and restrictive noise covenant for this property.
- H. ? **City Engineering** indicates the applicant's drainage plan should be reviewed. If drainage is to flow to KDOT right-of-way, KDOT approval will need to be obtained.
- I. ✓ The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
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S/D 97-38- One Step Preliminary -Final Plat of MEDITERRANEAN OFFICE PARK ADDITION
June 12, 1997 - Page 3

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