

LOWE'S ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY

DO NOT REMOVE

This plat of "LOWE'S 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 _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John C. Frye

Secretary
Marvin S. Krout

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-10-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-11-97

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

Mayor
Bob Knight

City Clerk
Pat Burnett

County Clerk
James Alford

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 _____, 1997, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Larry Consolver

Deputy
Michael D. Hurtt

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "LOWE'S ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Ridge Plaza 7th Addition TOGETHER WITH a tract in the Northeast Quarter of Section 28, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at a point on the North line of said Northeast Quarter, 1097 feet West of the Northeast corner of said Northeast Quarter; thence Southerly, along the East line of the Drainage Dedication recorded on film 88, page 994 and parallel with the East line of said Northeast Quarter, 138.61 feet to the point of curvature of a curve to the left having a radius of 1228.04 feet and a central angle of 26 degrees, 19 minutes, 15 seconds; thence Southeastly along said curve 564.14 feet to the point of tangency of said curve; thence Southeastly, tangent to said curve, 125.33 feet; thence Easterly, with a deflection angle to the left of 84 degrees, 42 minutes, 67.45 feet to the point of curvature of a curve to the right having a radius of 240 feet and a central angle of 84 degrees, 42 minutes; thence Southeastly, along said curve 354.79 feet to the point of tangency of said curve; thence Southeastly, tangent to said curve, 94.31 feet to the point of curvature of a curve to the left having a radius of 447.88 feet and a central angle of 30 degrees, 29 minutes, 30 seconds; thence Southeastly, along said curve, 238.35 feet to the West line of Ridge Road as dedicated on film 163, page 1248; thence Northeastly, along said West line of said Ridge Road, with a deflection angle to the left from the tangent of said curve 87 degrees, 40 minutes, 11 seconds, 168.81 feet; thence continuing along said West line of said Ridge Road on a curve to the left having a radius of 1218.24 feet and a central angle of 20 degrees, 36 minutes, 04 seconds, 438.03 feet to the Southwest corner of said Ridge Plaza 7th Addition; thence Westerly, along said South line of said Ridge Plaza 7th Addition to the Southwest corner of said Ridge Plaza 7th Addition; thence Northerly, along the West line of said Ridge Plaza 7th Addition to a point on the North line of said Northeast Quarter, 619.83 feet West of the Northeast corner of said Northeast Quarter; thence West, along said North line, 477.17 feet to the point of beginning.

GROSS AREA: 825068.419 Square Feet (18.941± Acres)
NET AREA: 767927.029 Square Feet (17.629± Acres)

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

Baughman Company, P.A.

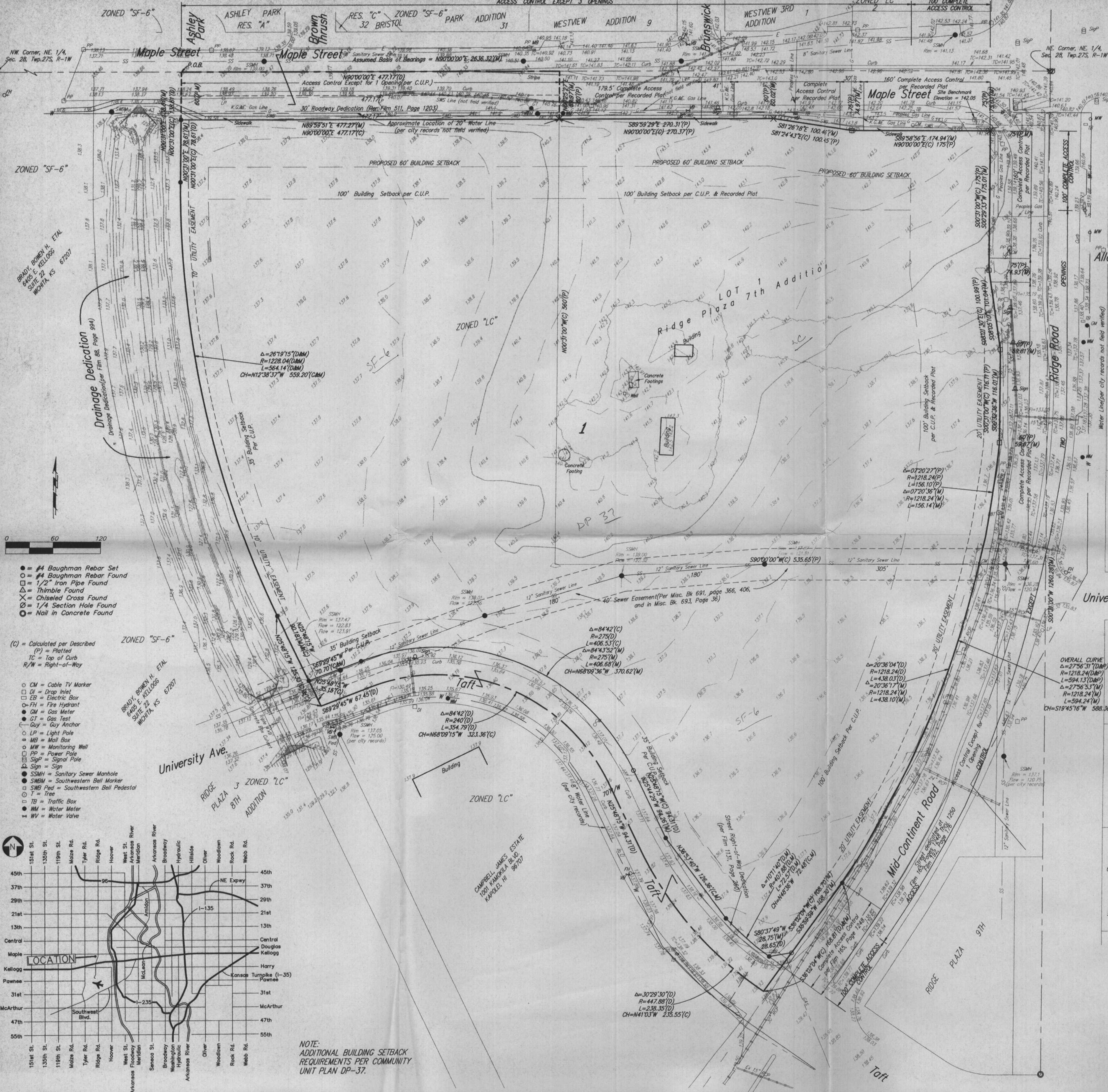
Surveyor
Michael G. Carey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "LOWE'S 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 to or from Maple Street, Ridge Road, Mid-Continent Road, and Taft shall be as indicated on the face of the plat.

Estate of James Campbell, deceased

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 1997, by _____, Trustee of the Estate of James Campbell, deceased, on behalf of the estate.

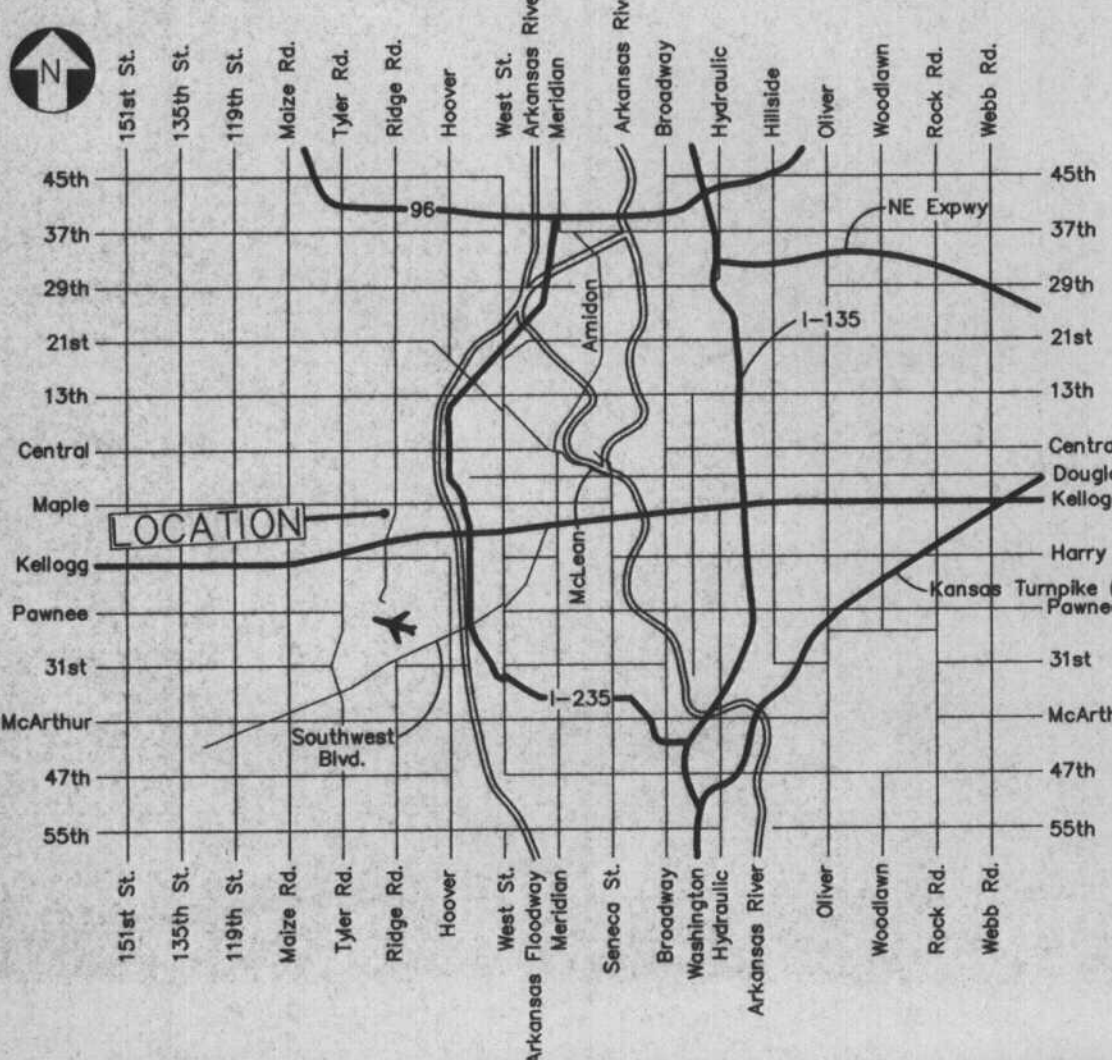
Notary Public
My App't. Exp. _____



- = #4 Baughman Rebar Set
- = #4 Baughman Rebar Found
- = 1/2" Iron Pipe Found
- △ = Thimble Found
- × = Chiseled Cross Found
- = 1/4 Section Hole Found
- = Nail in Concrete Found

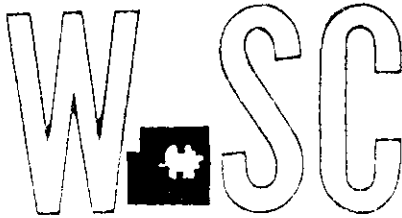
(C) = Calculated per Described
(P) = Platted
TC = Top of Curb
R/W = Right-of-Way

- CM = Cable TV Marker
- DI = Drop Inlet
- EB = Electric Box
- EH = Fire Hydrant
- GM = Gas Meter
- GT = Gas Test
- GP = Guy Anchor
- LP = Light Pole
- MB = Mail Box
- MM = Monitoring Well
- PP = Power Pole
- SP = Signal Pole
- Sign = Sign
- SSMH = Sanitary Sewer Manhole
- SSMH = Southwestern Bell Marker
- SWB Ped = Southwestern Bell Pedestal
- T = Tree
- TD = Traffic Box
- WM = Water Meter
- WV = Water Valve



NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAN DP-37.

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

FILE COPY

July 21, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-47 -- Final Plat of LOWE'S ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 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 July 11, 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,

Keith Gooch
Current Plans Division

KG:lfb

cc: LOWES COMPANY, INC, ATTN: DONALD E WINN, P O BOX 1111 N WILKESBORO, NC 28656-0001
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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July 11, 1997

FILE COPY

BAUGHMAN COMPANY PA
315 ELLIS
WICHITA KS 67211

Re: S/D 97-47 - ONE-STEP PRELIMINARY-FINAL PLAT OF LOWE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 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 served. City Engineering requests a temporary easement for sanitary sewer until such time sanitary sewer is relocated. The applicant shall guarantee the relocation of the existing sanitary sewer.
- B. The applicant shall guarantee the extension of water service to serve the lot being served.
- C. City Engineering needs to comment on the need, if any, for improvements to Maple Street and/or Mid Continent. City Engineering is requesting the extension of the deceleration lane to serve the access point to this location. The applicant shall also adjust this site's access along Mid-Continent to go along with median crossing.
- D. City Engineering needs to comment on the access controls proposed. (They appear to match the access controls established by DP-37. Distances should be shown for all segments of access control.)
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. Drainage is approved. The applicant should also show minimum pad elevation on the plat.
- 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 shall submit an avigational easement covering all of subject plat and a

restrictive noise covenant on this property.

- H. 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.)
- 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 (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 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)
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the City Council.
- O. Building setback lines were established with the Community Unit Plan and the previous plat. This plat proposed to reduce the northern building setback line along Maple from 100 feet to 60 feet. If this reduction is granted with the approved of this plat, an adjustment to the DP-37 will be approved.
- P. The applicant shall provide proof of payment of second half of the year taxes.

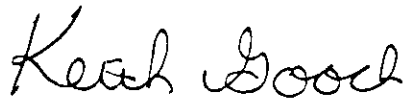
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also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

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

S/D - 97-33 - One-Step Preliminary Final Plat of LOWE'S ADDITION
July 11, 1997 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Keith Gooch". The signature is written in a cursive, flowing style.

Keith Gooch
Current Plans Division

KG\fb

Enclosure

cc: LOWES COMPANY, INC, ATTN: DONALD E WINN, P O BOX 1111 N WILKESBORO, NC 28656-0001
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

July 10, 1997

**STAFF REPORT
(One-Step Preliminary-Final Plat)**

CASE NUMBER: S/D 97-47 LOWE'S ADDITION

OWNER/APPLICANT: Lowes Company, Inc., Attn: Donald E. Winn
P.O. Box 1111 N. Wilkesboro, NC 28656-0001
910-658-4267

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

LOCATION: Southwest Corner of Maple and Ridge Road

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

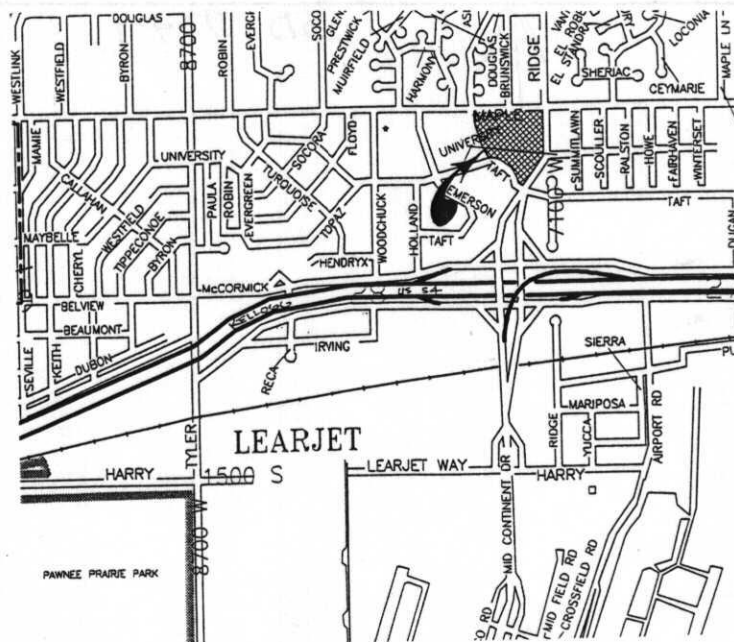
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 17.6 Acres

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

PROPOSED ZONING: LC, Limited Commercial, Z-1192 / DP-37

VICINITY MAP:



S/D 97-47 -- One-Step Preliminary Final Plat of LOWE'S ADDITION

July 10, 1997 - Page 2

Note: With this plat, "Ridge Plaza 7th Addition" Lot 1 is replated into Lowe's Addition. This site has split zoning. Ridge Plaza 7th is zoned LC. The rest of the proposed plat is zoned SF-6, but has been approved for LC zoning with an unlimited plating time limit to activate the LC zoning. This plat is subject to DP-37.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served.
- B. The applicant shall guarantee the extension of water service to serve the lot being served.
- C. City Engineering needs to comment on the need, if any, for improvements to Maple Street and/or Mid Continent.
- D. City Engineering needs to comment on the access controls proposed. (They appear to match the access controls established by DP-37. Distances should be shown for all segments of access control.)
- E. City Engineering needs to comment on the status of the applicant's drainage plan. 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 shall submit an avigational easement covering all of subject plat and a restrictive noise covenant on this property.
- H. 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.)
- 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.
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S/D 97-47 -- One-Step Preliminary Final Plat of LOWE'S ADDITION

July 10, 1997 - Page 3

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