

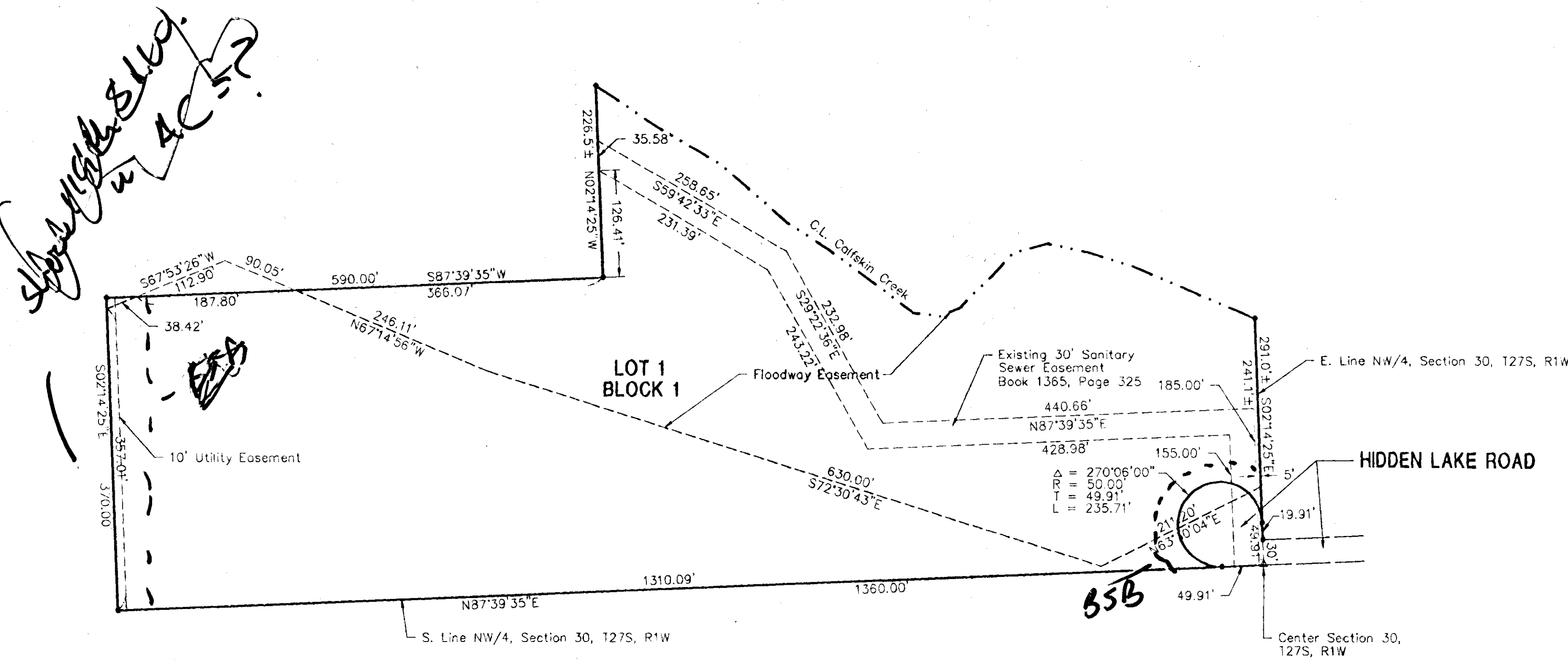
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DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/22/95 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6-22-95

PEPPERMINT PARK ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



PAD ELEVATION
Minimum Building Pad Elev. 134.0 City Datum
(Elev. 1321.4 MSL)

BENCHMARK
119th St. West & 1/2 Mile South of Maple
City of Wichita Bench Mark Disc, 39' East
of Centerline on 1/2 Section Line and 3'
South of Fence Corner. Elev. 130.36 City
Datum, 1317.76 MSL.
*Referenced To The National Geodetic Vertical
Datum of 1929

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "PEPPERMINT PARK ADDITION" to Wichita, Kansas, located in the Northwest Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of Section 30, Township 27 South, Range 1 West of the Sixth Principal Meridian in Sedgwick County, Kansas. Thence West along the South line of said Northwest Quarter on an assumed bearing of S 87°39'35" W, one thousand three hundred sixty (1360.00) feet, thence N 02°14'25" W and parallel with the East line of said Northwest Quarter, three hundred seventy (370.00) feet, thence N 87°39'35" E and parallel with the South line of said Northwest Quarter, five hundred ninety (590.00) feet, thence N 02°14'25" W and parallel with the East line of said Northwest Quarter, two hundred twenty six and five tenths (226.5) feet to the centerline of Calfskin Creek, thence Easterly along the centerline of Calfskin Creek to the East line of said Northwest Quarter, thence S 02°14'25" E along the East line of said Northwest Quarter, two hundred ninety one (291.0) feet to the point of beginning, containing 11.87 acres more or less.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this ____ day of _____, 1995.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into a lot, a block, and a street. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, utilities and a floodway. The Minimum pad elevation for Lot 1, Block 1 shall be 134.0 city datum (1321.4 MSL). Maintenance of the floodway shall be the responsibility of the owner of Lot 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita Valley Center Flood Control Office or their successors of office.

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this ____ day of _____, 1995, by Richard G. Chance.

My Appointment Expires: _____

Notary Public

This plat of "PEPPERMINT PARK ADDITION" to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ day of _____, 1995.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

James D. Miner, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, on this ____ day of _____, 1995.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this ____ day of _____, 1995.

Susan E. Crockett-Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____ A.M.--P.M. on this ____ day of _____, 1995.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

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 29, 1995

Yung Design Company
Attn: Terry Smythe
4912 East 29th Street North - #1
Wichita, KS 67220

Re: S/D 95-9 PEPPERMINT PARK ADDITION (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 1995, 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 22, 1995.

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 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,

A handwritten signature in black ink that reads "Don Losew".

Don Losew
Senior Planner

DL:rh

cc: Jay Russell and Richard G. Chance, P. O. Box 12328, Wichita, KS 67277
David Hibbs, Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464
Ron Little, Kansas Dept. of Fish and Wildlife, P. O. Box 317, Valley Center, KS 67147
Mike Lindebak, City Engineer

RECORDED

SEDGWICK COUNTY



June 22, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE (316) 258-4421
FAX (316) 258-4390

Yung Design Company
Attn: Terry Smythe
4912 East 29th Street North - #1
Wichita, KS 67220

Re: S/D 95-9 PEPPERMINT PARK ADDITION (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Any necessary easements shall also be provided. As requested by City Engineering, a sewer layout plan shall be provided to Engineering.
- B. The applicant shall guarantee the extension of water to this site. This guarantee will be held for the future extension of water for this site.
- C. Since municipal water is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site water wells. A memorandum shall be obtained specifying approval. In any case, the use of on-site facilities will only be allowed on a temporary basis with connection to municipal services required as soon as such services are available.
- D. A guarantee shall also be provided to pave the cul-de-sac at the end of Hidden Lake Road, east of the plat. As requested by City and Traffic Engineering, the applicant shall submit plans for how this cul-de-sac will be provided in respect to the limited street right-of-way available for the connecting street. If necessary, additional right-of-way may be required from this site.
- E. *already done - not in the petition this time*
The applicant shall guarantee any drainage improvements required by the platting of this property. A drainage plan shall also be submitted and approved by Engineering before this plat is scheduled for City Council review. The final plat tracing shall also show any needed drainage easements.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be

submitted to the Planning Department for recording.

- G. The final plat tracing shall indicate a 25-foot building setback, as appropriate, to the public streets, (cul-de-sac). However, this setback may be reduced around any existing buildings. However, the applicant is advised that based on this site's zoning, only one (1) habitable structure may occupy the site. Further, any existing structures on this site, if used as an accessory type use would (regardless of platting or the allowed adjustments of setbacks) still be subject to any other requirements or regulations pertaining to the location or use of such accessory structures.
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.

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 29, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jay Russell and Richard G. Chance, P. O. Box 12328, Wichita, KS 67277

David Hibbs, Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464

Ron Little, Kansas Dept. of Fish and Wildlife, P. O. Box 317, Valley Center, KS 67147

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 29, 1995

STAFF REPORT

(Final Plat Approved 6/22/95, Preliminary Plat Approved 2/16/95)

CASE NUMBER: S/D 95-9 PEPPERMINT PARK ADDITION

OWNER/APPLICANT: Jay Russell and Richard G. Chance, P. O. Box 12328, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street - Suite 1, Wichita, KS 67220

LOCATION: South of Maple and east of 119th Street West

SITE SIZE: 11.87 Acres

NUMBER OF LOTS

Residential: 1

Office:

Commercial:

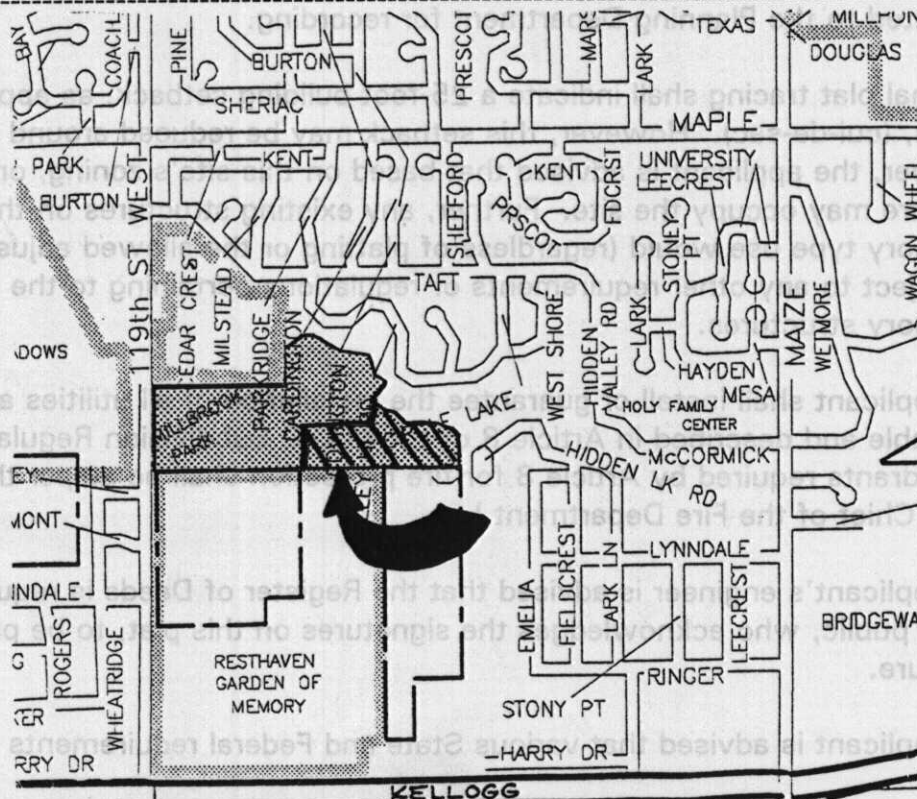
Industrial:

Total: **1**

MINIMUM LOT AREA: 11.87 acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Any necessary easements shall also be provided. As requested by City Engineering, a sewer layout plan shall be provided to Engineering.
- B. The applicant shall guarantee the extension of water to this site. This guarantee will be held for the future extension of water for this site.
- C. Since municipal water is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site water wells. A memorandum shall be obtained specifying approval. In any case, the use of on-site facilities will only be allowed on a temporary basis with connection to municipal services required as soon as such services are available.
- D. A guarantee shall also be provided to pave the cul-de-sac at the end of Hidden Lake Road, east of the plat. As requested by City and Traffic Engineering, the applicant shall submit plans for how this cul-de-sac will be provided in respect to the limited street right-of-way available for the connecting street. If necessary, additional right-of-way may be required from this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. A drainage plan shall also be submitted and approved by Engineering before this plat is scheduled for City Council review. The final plat tracing shall also show any needed drainage easements.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate a 25-foot building setback, as appropriate, to the public streets, (cul-de-sac). However, this setback may be reduced around any existing buildings. However, the applicant is advised that based on this site's zoning, only one (1) habitable structure may occupy the site. Further, any existing structures on this site, if used as an accessory type use would (regardless of platting or the allowed adjustments of setbacks) still be subject to any other requirements or regulations pertaining to the location or use of such accessory structures.
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited

S/D 95-9 - Peppermint Park Addition Final Plat

June 29, 1995 - Page 3

to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.