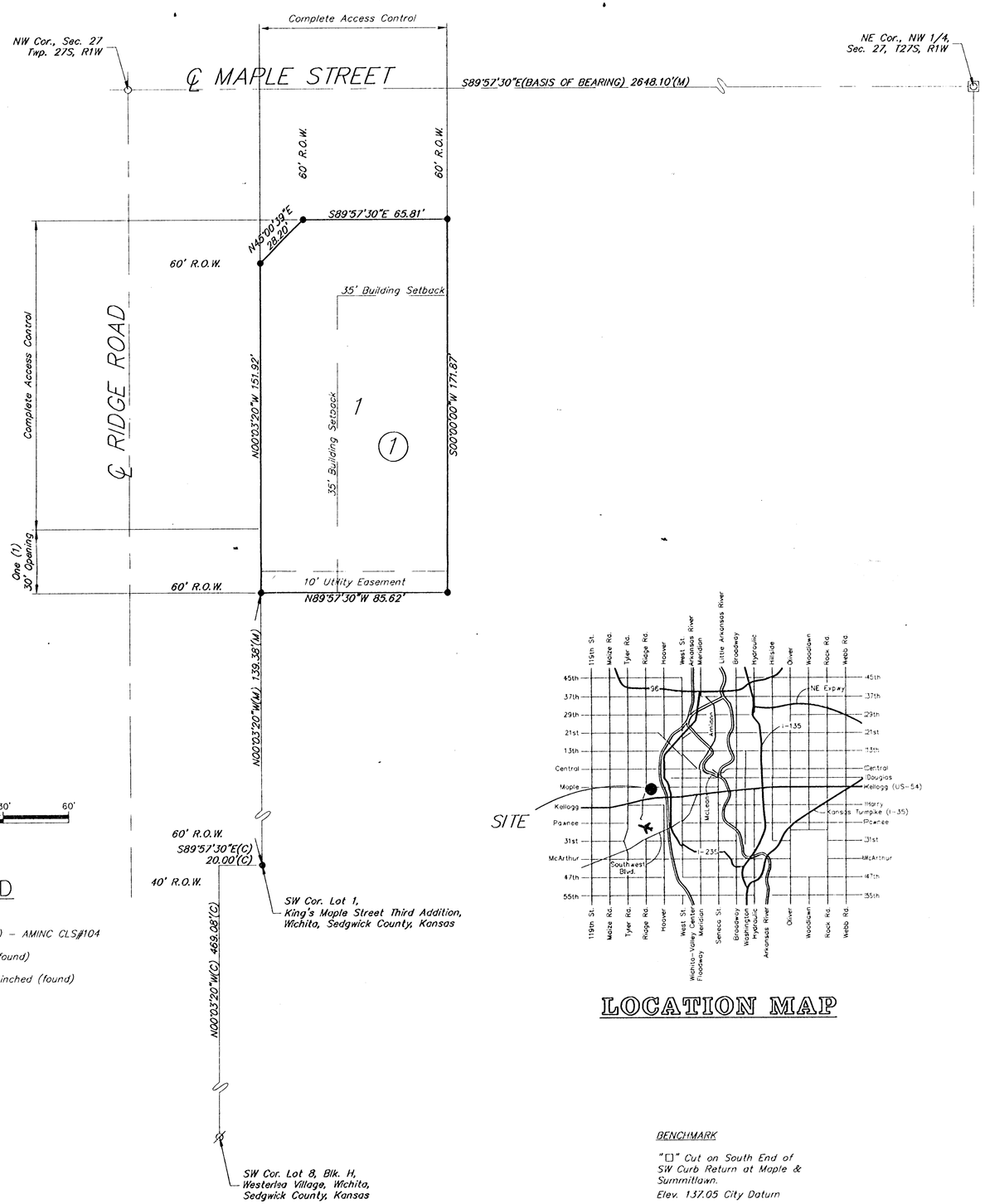
KING'S MAPLE STREET SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 7-8-02



LEGEND

- ● 5/8" Rebar (set) – AMINC CLS#104
- ○ 1/2" Iron pipe (found)
- Ø 3/4" Iron pipe pinched (found)
- ▣ Thimble (found)
- (M) Measured
- (C) Calculated
- R.O.W. Right-of-Way

LOCATION MAP

BENCHMARK

"□" Cut on South End of SW Curb Return at Maple & Summitlawn.

Elev. 1137.05 City Datum

State of Kansas) ss
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that we, Austin Miller, Inc., have surveyed and platted "KING'S MAPLE STREET SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Being Lot 3, Block 6, Westerlea Village , Sedgwick County, Kansas and the North 1/2 of the vacated alley to the South. Being replatted as Lot 1, Block 1, King's Maple Street Second Addition.

All being situated in the Northwest 1/4, Section 27, Township 27 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas.

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

RANDALL L. ELKINS 1294 KANSAS LAND SURVEYOR

_____ Surveyor
Randall L. Elkins, L. S. #1294

State of Kansas) ss
Sedgwick County)

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as "KING'S MAPLE STREET SECOND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public improvements. The street Right of Way is hereby dedicated to the public for the purpose of operating, maintaining, constructing and repairing public improvements.

A drainage plan has been developed for the plat. All drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Date 7/1/02

William R. King, Owner

Christian Ablah, Owner

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED, that on this 1st day of July, 2002, before me, the undersigned, a notary public in and for the County and State aforesaid, came William R. King & Christian Ablah to me personally known to be the same persons who executed this instrument and such persons 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 first above written.

My appointment expires: October 11, 2005

TIMOTHY R. AUSTIN NOTARY PUBLIC STATE OF KANSAS My Appt Exp 10/11/05

Timothy R. Austin, Notary Public

State of Kansas) ss
City of Wichita)

This plat of "KING'S MAPLE STREET SECOND 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 _____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Jerry D. Michaelis

_____, Secretary
Marvin S. Krout

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2002.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____ 2001,

_____, County Clerk.
Don Brace

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at; ____ o'clock _ . m., on the ____ day of _____, 2002, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) ss
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2002

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County Kansas

AUSTIN MILLER Inc.
ENGINEERING SERVICES
355 N. Waco, Suite 200 Wichita, KS 67202
316/262-1281 fax 316/262-6773

CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 21, 2002

Austin Miller, Inc.
355 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-43 -- Final Plat of King's Maple Street Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 21, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 15, 2002, with the following revision to Item D:

> The Subdivision Committee has approved one opening located along the south line of the plat. A Cross-Lot Access Agreement is needed with the property to the south.

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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 15, 2002

Austin Miller, Inc.
355 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-43 -- Final Plat of King's Maple Street Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. ***No guarantees are required.***

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 plan. ***An off-site drainage agreement is needed.***

D. Dedication of access control except for one opening along the frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350; however this plat and the abutting plat to the south (King's Maple St. 3rd) indicates a total of two openings. MAPD recommends a joint opening be denoted along the south line of the plat and 150 feet of complete access control dedicated from the intersection. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. ***The Subdivision Committee has approved a joint opening located along the south line of the plat.***

E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

G. **Traffic Engineering** needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection. ***The street right-of-way is approved.***

H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.

J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. The Applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.

L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.

M. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

N. The legal description needs to be corrected.

O. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

P. 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.)

Q. 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.

R. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

A 5-ft sidewalk easement within
A 10-ft utility easement is required
(per Traffic Eng.)

S. 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.

T. 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.

U. Perimeter closure computations shall be submitted with the final plat tracing.

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

W. 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 advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.***

X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, March 21, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
MARCH 21, 2002

STAFF REPORT

(REVISED ONE-STEP FINAL PLAT APPROVED 3/14/01; DEFERRED 11/1/01, 10/18/01 & 4/12/01; ONE-STEP FINAL PLAT DEFERRED 7/6/00)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: .34 Acres

NUMBER OF LOTS

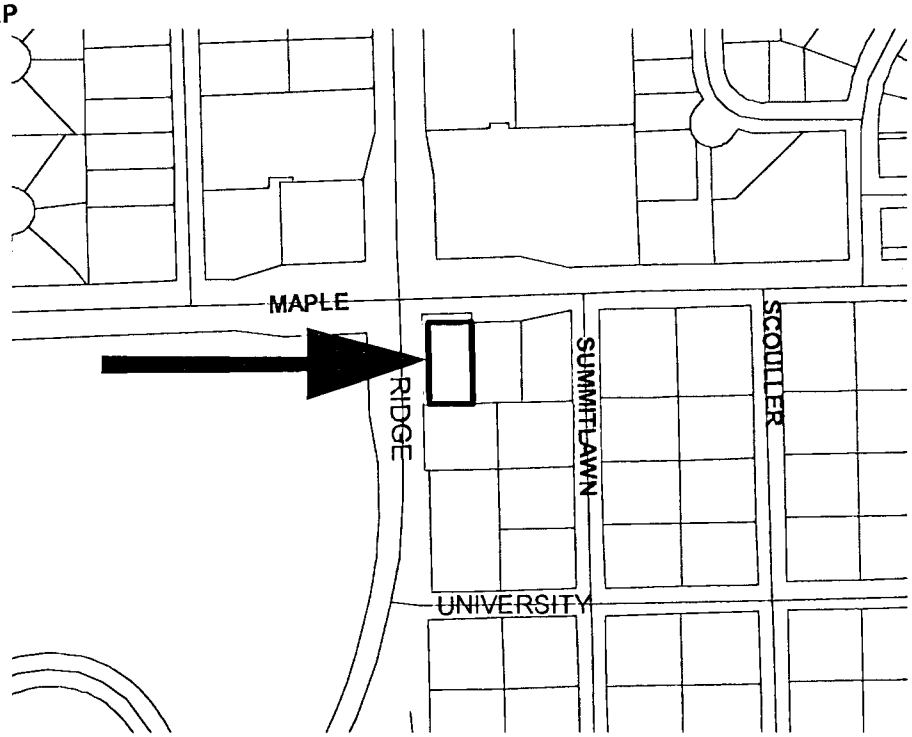
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 14,612 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the King's Maple Street Addition. This site has been approved for a zone change (Z-3359) from SF-5, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone change also established a Protective Overlay addressing signage, building height, lighting, and screening.

This revised one-step final plat has reduced the number of lots from two to one.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements. ***No guarantees are required.***

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 plan. ***An off-site drainage agreement is needed.***

D. Dedication of access control except for one opening along the frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350; however this plat and the abutting plat to the south (King's Maple St. 3rd) indicates a total of two openings. MAPD recommends a joint opening be denoted along the south line of the plat and 150 feet of complete access control dedicated from the intersection. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. ***The Subdivision Committee has approved a joint opening located along the south line of the plat.***

E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

G. **Traffic Engineering** needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection. ***The street right-of-way is approved.***

H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.

J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. The Applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.

L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.

M. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

N. The legal description needs to be corrected.

O. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

P. 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.)

Q. 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.

R. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S. 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.

T. 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.

U. Perimeter closure computations shall be submitted with the final plat tracing.

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

W. 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 advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.***

X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.