

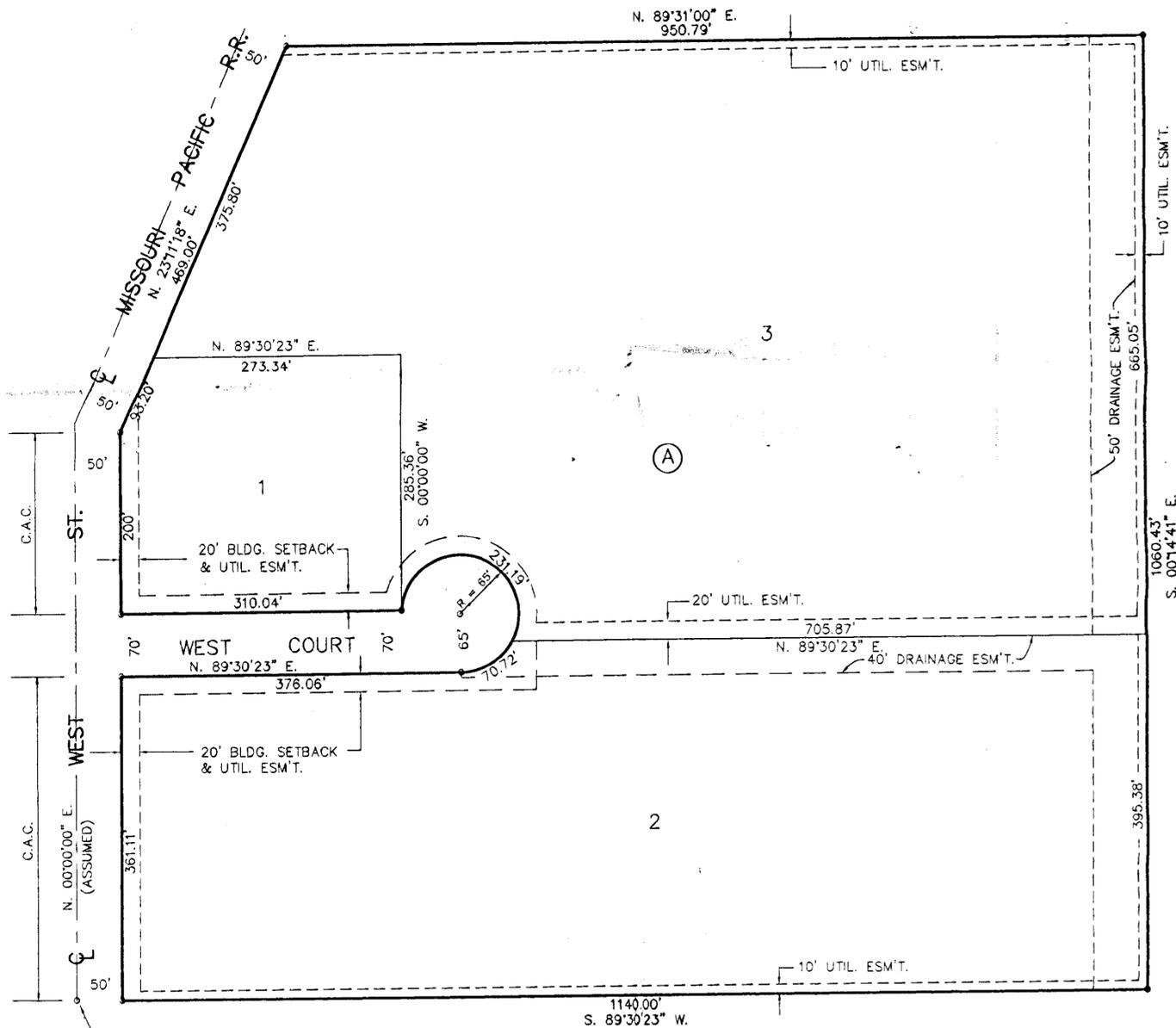
WESTPORT INDUSTRIAL PARK SEVENTH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

*final tracing
revised 6-10-99*



1" = 100'
o = 3/4" CAPPED IRON (SET)
C.A.C. = COMPLETE ACCESS CONTROL



S.W. COR., N.W. 1/4,
SEC. 1-28-1W, OF THE
6TH P.M., SEDGWICK CO., KS.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "WESTPORT INDUSTRIAL PARK SEVENTH ADDITION", an Addition to Wichita, Sedgwick County, Kansas, into Lots, a Block and a Street, the same being accurately set forth on the accompanying plat and described as being a replat of Lot 1, Westport Industrial Park Third Addition, to Wichita, Sedgwick County, Kansas, EXCEPT the North 243.00' thereof.

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

Craig Moehring
Craig Moehring
L.S. # 875

Know all men by these presents that we, the undersigned, owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Street, to be known as "WESTPORT INDUSTRIAL PARK SEVENTH ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to and from West Street, over and across the West line of Lot 1, Block A, and over and across the West line of Lot 2, Block A, are hereby granted to the City of Wichita.

Earl V. Long III
Earl V. Long III

Norris R. Long *Lorna L. Long*
Norris R. Long Lorna L. Long

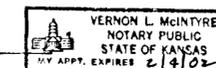
William V. Long *Peggy J. Long*
William V. Long Peggy J. Long

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 24th day of MAY, 1999, before me a Notary Public in and for said State and County, came Earl V. Long III, a single person, Norris R. Long and Lorna L. Long, husband and wife, William V. Long and Peggy J. Long, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Vernon L. McIntyre
Vernon L. McIntyre, Notary Public

My Commission Expires 2/4/02



This plat of "WESTPORT INDUSTRIAL PARK SEVENTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1999.

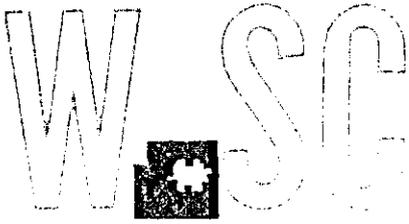
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk
James Alford

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

April 29, 1999

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

S/D 98-110 -- Final Plat of WESTPORT INDUSTRIAL PARK SEVENTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 29, 1999, 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 April 23, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

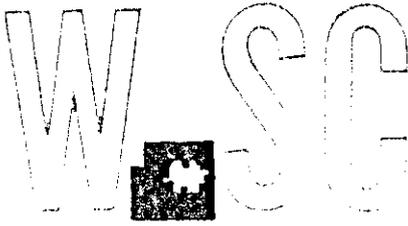
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Earl Long, 2558 S. Kessler, Wichita, KS 67217
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



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S/D 98-110 -- Final Plat of WESTPORT INDUSTRIAL PARK SEVENTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. City Engineering needs to verify if any other additional 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. *The drainage plan is approved and a guarantee is required. An off-site drainage easement is also required.*
- D. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- E. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- 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 shall guarantee the paving of the proposed interior street.

H. City Fire Department shall comment on the street name. West Street Court shall be renamed West Court.

The final plat has included the requested street name change.

- I. The MAPC signature block needs to identify William M. Johnson as Chairman.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

S/D 98-110 -- Final Plat of ' STPORT INDUSTRIAL PARK SEVENT' DDITION
April 23, 1999
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday,
April 29, 1999, at 12:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Earl Long, 2558 S. Kessler, Wichita, KS 67217
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat 4/22/99; Preliminary Plat Approved 12/10/98)

CASE NUMBER: S/D 98-110 - WESTPORT INDUSTRIAL PARK 7TH ADDITION

OWNER/APPLICANT: Earl Long, 2558 S. Kessler, Wichita, KS 67217

SURVEYOR/ENGINEER: Moehring & Assocs., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: East side of West St., South of Pawnee

SITE SIZE: 26.78 acres

NUMBER OF LOTS

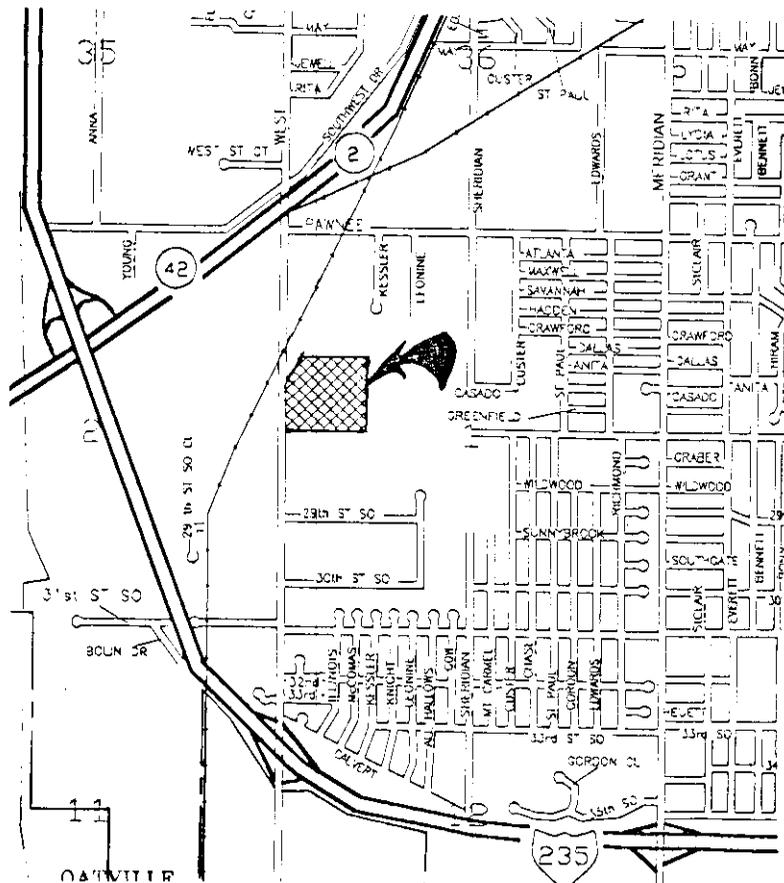
Residential:	
Office:	
Commercial:	
Industrial:	<u>3</u>
Total:	<u>3</u>

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 1, Westport Industrial Park 7th Addition. The street layout and lot configuration for this final plat are the same as indicated on the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. City Engineering needs to verify if any other additional 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. The drainage plan is approved and a guarantee is required. An off-site drainage easement is also required.
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- E. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- 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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