

received
10-17-98
final
tracing

HUNTINGTON PLACE 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Note:
Community Unit Plan
DP-152 on file with
Metropolitan Area Dept.

State of Kansas)
City of Wichita) ss

This plat of "HUNTINGTON PLACE 6TH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 17th day of MAY, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Richard Lopez Chair
Richard Lopez

_____, Secretary
Marvin S. Krout

State of Kansas)
City of Wichita) ss

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day
of _____, 1998.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this ____ day
of _____, 1998, at ____ o'clock ____; and is duly
recorded.

Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) ss
I, Lowell D. High, licensed land surveyor in aforesaid
county and state, do hereby certify that I have surveyed and platted "HUNTINGTON PLACE
6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a
replat of and a true and correct exhibit of the property surveyed, described as follows:

Lot 8, Block 4, Huntington Place Addition to Wichita, Sedgwick County, Kansas

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

Lowell D. High Surveyor
Lowell D. High, L. S. #685



Know all men by these presents that I, the undersigned owner have
conceded the land described in the Surveyors certificate to be platted into
lots and a reserve to be known as "HUNTINGTON PLACE 6TH ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The drainage easement
is hereby granted to the public for construction and maintenance of a public storm sewer.
The sidewalk easement is platted for construction of sidewalk to be maintained
by the Homeowners Association. The reserve is for use of the Homeowner's
Association in accordance with the Community Unit Plan.

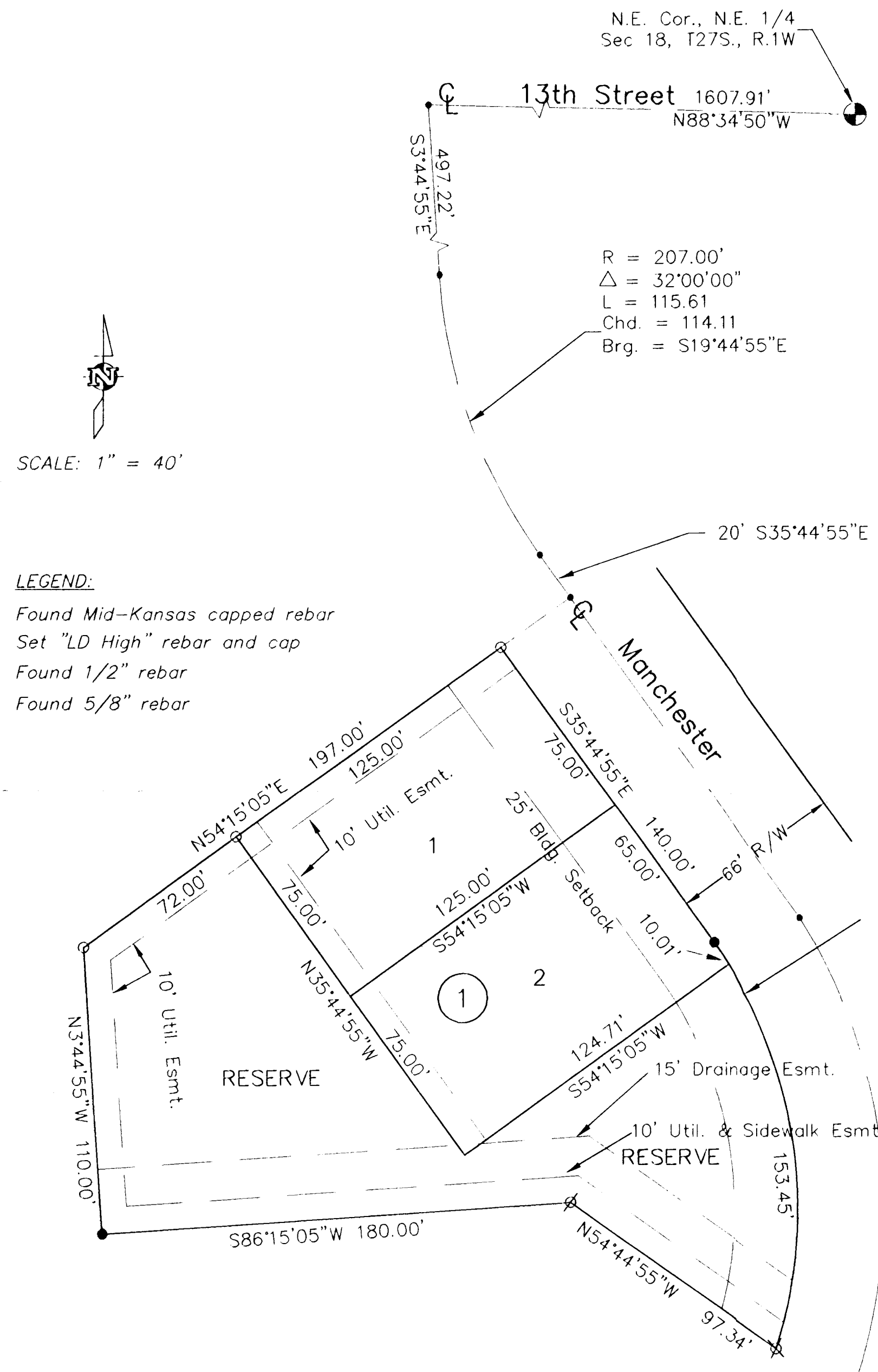
Tom Borrego Owner
Tom Borrego, President
Huntington Place Owner's Association

State of Kansas)
Sedgwick County) ss
The foregoing instrument was acknowledged
before me, this 21st day of Sept, 1998, by Tom Borrego, President,
Huntington Place Owner's Association personally known to be the same person
who executed the foregoing instrument of writing and duly acknowledged the
execution of same on behalf of the association.

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-02-01

Douglas Klassen, Notary Public

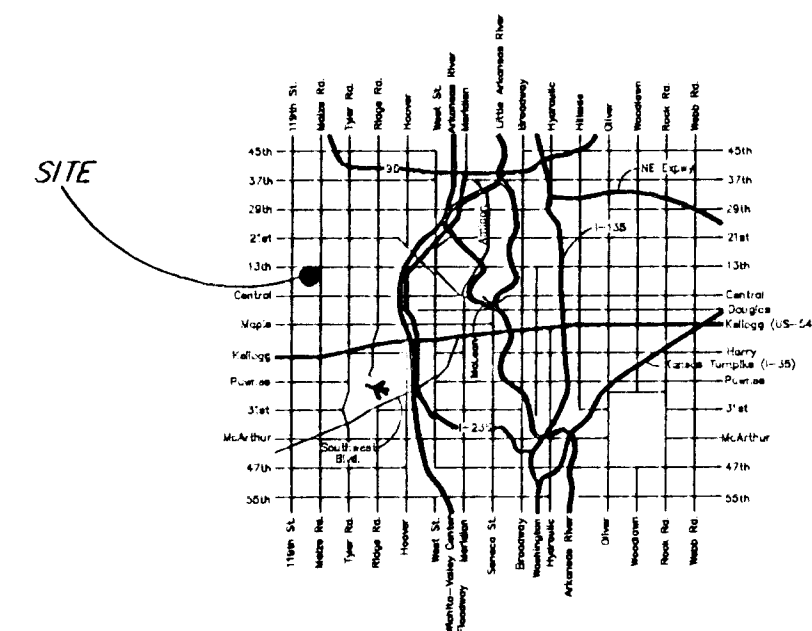
My App't. Exp. 4-02-01



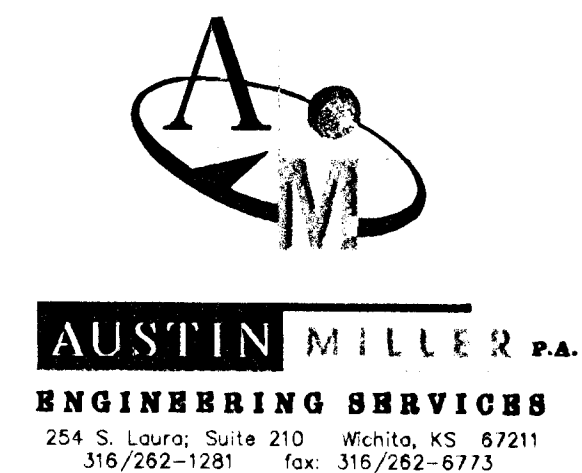
CURVE DATA:
R = 175.00'
Delta = 53°31'03"
L = 163.46'
Chd = 157.58'
Chd Brg. = S8°59'24"E

- LEGEND:
- Found Mid-Kansas capped rebar
 - Set "LD High" rebar and cap
 - ∅ Found 1/2" rebar
 - ⊗ Found 5/8" rebar

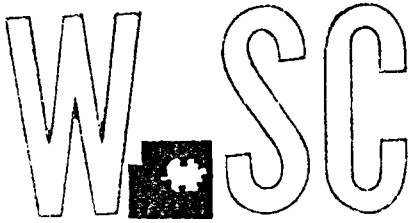
SCALE: 1" = 40'



LOCATION MAP



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

May 15, 1998

Austin Miller PA
Attn Tim Austin
254 S Laura Suite 210
Wichita, KS 67211

Re: S/D 98-45 -- One-Step Final Plat of HUNTINGTON PLACE 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 1998, 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 May 8, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Departments.

FILE COPY

S/D 98-45 -- One-Step Final Plat of HUNTINGTON PLACE 6TH ADDITION
May 15, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

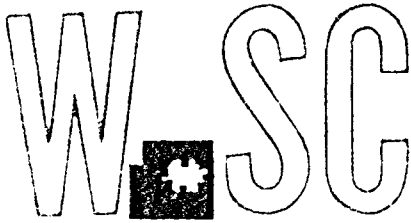
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Huntington Place Owner Assoc., Attn Tom Borrego, 1011 W. Harvest, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

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

May 8, 1998

Austin Miller PA
Attn Tim Austin
254 S Laura Suite 210
Wichita, KS 67211

Re: S/D 98-45 -- One-Step Final Plat of HUNTINGTON PLACE 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. **City Engineering** needs to indicate if any guarantees are required. **No additional guarantees are required as all municipal services are in place.**
- 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. Minimum pad for Lot 1, Block 1 will need to be platted.**
- D. The final plat tracing shall reference a tie point to a section corner.
- E. The signature block for the Register of Deeds should read, "Bill Meek".
- F. 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.)
- G. 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.
- H. 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.

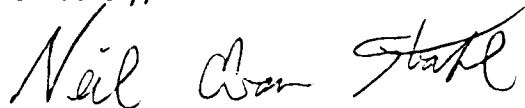
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

CC: Huntington Place Owner Assoc., Attn Tom Borrego, 1011 W. Harvest, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

May 14, 1998

STAFF REPORT
(One-Step Final Plat-Approved 5/7/98)

CASE NUMBER: S/D 98-45 - HUNTINGTON PLACE 6th ADDITION

OWNER/APPLICANT: Huntington Place Owner's Association, Attn: Tom Borrego, 1011 W. Harvest, Wichita, KS 67212

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: South of 13th St. North, West of Maize Road

SITE SIZE: .99 acre

NUMBER OF LOTS

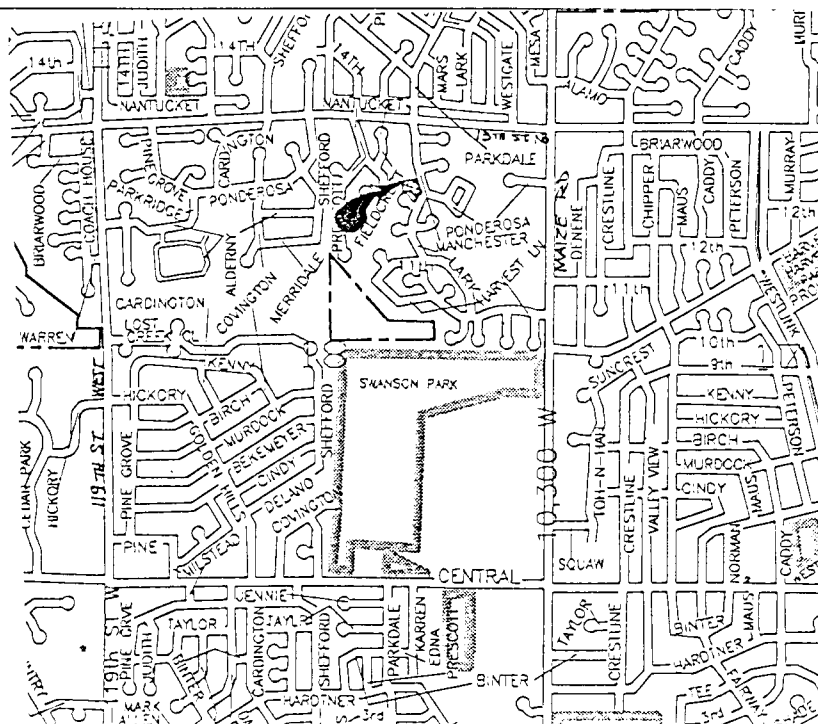
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 9,375 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Lot 8, Block 4 of the Huntington Place Addition. It also represents Parcel 10 of the Huntington Place Residential CUP (DP-152).

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required. ***No additional guarantees are required as all municipal services are in place.***
- 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. Minimum pad for Lot 1, Block 1 will need to be platted.***
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- I. 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.

S/D 98-45 -- One-Step Final Plat of HUNTINGTON PLACE 6TH ADDITION
May 14, 1998 - Page 3

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
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