FINAL PLAT OF

YMCA SOUTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM PAD ELEVATION			
LOT	BLOCK	CITY DATUM	USGS DATUM
1	1	100.0	1287.4
2	1	100.0	1287.4
3	1	100.0	1287.4
4	1	102.0	1289.4

B.M. CITY STANDARD N.W. CORNER R.C.B. ON MERIDIAN N. OF I-235. ELEV. = 1287.55

6-8-98
rec'd final tracing

97168-A1

FINAL PLAT OF

YMCA SOUTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "YMCA SOUTH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of MERIDIAN OUTLET MALL, an addition to Wichita, Sedgwick County, Kansas, that being Lots1 through 28, inclusive, Block 1 and Lots 1 and 2, Block 2, Reserves A, B, C, D, 35th Street South, 35th Street South Circle, and Gordon Circle. All lots, blocks, streets, utility easements, drainage easements, access control, reserves, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12– 512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 27th day of April, 1998.

Gregory J. Allison
Gregory J. Allison
Mid–Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

GREGORY J. ALLISON
LICENSED
LS-1287
KANSAS
LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block the same to be known as "YMCA SOUTH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All abutters rights of access to or from Meridian over and across the East line of YMCA SOUTH ADDITION, are hereby dedicated to the City of Wichita, provided however, Lots 1, 2, 3, and 4, Block 1 shall have access to Meridian, as indicated on the accompanying plat. All abutters rights of access to or from that part of 33rd Street South lying East of Gordon, over and across the North line Lot 4, YMCA SOUTH ADDITION, are hereby dedicated to the City of Wichita, provided however, Lot 4 shall have access to 33rd Street South as indicated on accompanying plat. The City Engineer shall approve all points of access. The building setbacks shall be in accordance with the Meridian Outlet Mall Community Unit Plan, (DP–138) Amendment No. 1 on file in the office of the Wichita– Sedgwick County, Metropolitan Area Planning Department. Minimum pad elevations are as indicated on the accompanying plat

BUILDERS, INC. a Kansas corporation

Bradley K. Smisor
Bradley K. Smisor
Executive Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley K. Smisor, Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

Beth A. Butler
Beth A. Butler
Notary Public
My appointment expires:

BETH A. BUTLER
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 2/5/99

The Young Mens Christian Association of Wichita, Kansas

Ronald L. Morrell
Ronald L. Morrell, Board President-Elect

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ronald L. Morrell, Board President-Elect to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

Ann C. Ybarra
Ann C. Ybarra
Notary Public
My appointment expires: 4-18-2000

ANN C. YBARRA
Notary Public - State of Kansas
My Appt. Expires 4-18-2000

This plat of "YMCA SOUTH ADDITION", has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 1998.

WICHITA–SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, 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)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this_____day of_____, 1998.

_____, Register of Deeds
Bill Meek

_____, Deputy

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 26, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-15 -- Final Plat of YMCA SOUTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 26, 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 March 20, 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Mark W& Kelly J Springs, 3523 W 48th St South, Wichita, KS 67217
Mike Lindebak, City Engineer, 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

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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March 20, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-15 -- Final Plat of YMCA SOUTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 19, 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 guarantees are required for sanitary sewer or City water to serve this site. ***Guarantees for sanitary sewer and city water 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 concept. ***The drainage plan is approved. A guarantee will need to be submitted for drainage improvements***

D. The plat does not conform with the access controls approved for the CUP. The plat denotes five openings along Meridian; whereas the CUP restricted the site to four openings. The CUP also required a joint access between lots 1 and 2. The joint access easement will need to 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. ***Four openings, in conformance with the CUP, are required. Joint access between lots 2 and 3 will be needed - and an adjustment to the CUP will have to be made. Complete access control shall be required along the northern 150 feet of the northern lot (lot 4). Complete access control is required along the southern 150 feet of the southern lot (lot 1).***

The final plat denotes four openings along Meridian and a joint access between lots 2 and 3 in accordance with the above requirements.

E. On the final plat tracing, the plattor's text shall specifically note that the access controls are being dedicated to the City of Wichita.

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. As required by the CUP, the applicant shall guarantee paving of the south half of 33rd Street South from Meridian to Gordon. Traffic Engineering needs to comment on the need for improvements to Meridian. ***A decel lane for the driveway to lot 4 is required. Decel lanes for other lots may be required when development plans are finalized by the applicant.***

H. As required by the CUP, the applicant shall request a vacation for the portion of 33rd Street South from Gordon to Mt. Carmel in conjunction with the landowners to the north. The vacation should exclude an area (30' x 90') at the end of Custer, Chase and St. Paul to allow for a T-type turnaround for these ***streets. A paving guarantee will be required for the turnaround for Custer, Chase and St. Paul if the vacation occurs. If vacation cannot be accomplished, then a petition for paving shall be submitted for the future paving of the south half of 33rd Street South.***

I. As required by the sidewalk ordinance, sidewalks shall be provided along 33rd Street South. ***An alternate sidewalk plan will be provided to connect with the neighborhood.***

J. Based upon the platting binder, property taxes for 1997 are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. As required by the CUP, a cross lot circulation agreement shall be submitted.

L. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-138 Amendment #1) and its special conditions for development on this property.

M. 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.)

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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.

U. City Fire requests that a gate be installed if a fence is constructed along the 33rd Street.

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, March 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: Builders, Inc., 1081 South Glendale, Wichita, KS 67218
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

AGENDA ITEM NO. 1-4.

METROPOLITAN AREA PLANNING COMMISSION

March 26, 1998

STAFF REPORT

(Final Plat-Approved 3/19/98, Preliminary Plat approved 2/19/98)

CASE NUMBER: S/D 98-15 - YMCA SOUTH ADDITION

OWNER/APPLICANT: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: West side of Meridian, North of Interstate 235

SITE SIZE: 72.6 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 70,000 square feet

CURRENT ZONING: MF-18, Multi-Family; TF-3, Two-Family; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP

Note: For the portion of this property currently zoned MF-18 and TF-3, a zone change (Z-3266) to LC, Limited Commercial was approved by the MAPC on January 29, 1998 subject to platting. An amendment to the Meridian Outlet Mall CUP (DP-138 Amendment #1) was also approved on January 29, 1998.

STAFF COMMENTS:

A. City Engineering needs to indicate if guarantees are required for sanitary sewer or City water to serve this site. *Guarantees for sanitary sewer and city water 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 concept. *The drainage plan is approved. A guarantee will need to be submitted for drainage improvements*

D. The plat does not conform with the access controls approved for the CUP. The plat denotes five openings along Meridian; whereas the CUP restricted the site to four openings. The CUP also required a joint access between lots 1 and 2. The joint access easement will need to 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. *Four openings, in conformance with the CUP, are required. Joint access between lots 2 and 3 will be needed - and an adjustment to the CUP will have to be made. Complete access control shall be required along the northern 150 feet of the northern lot (lot 4). Complete access control is required along the southern 150 feet of the southern lot (lot 1).*

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recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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N. 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

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