

# S. MOORE ADDITION

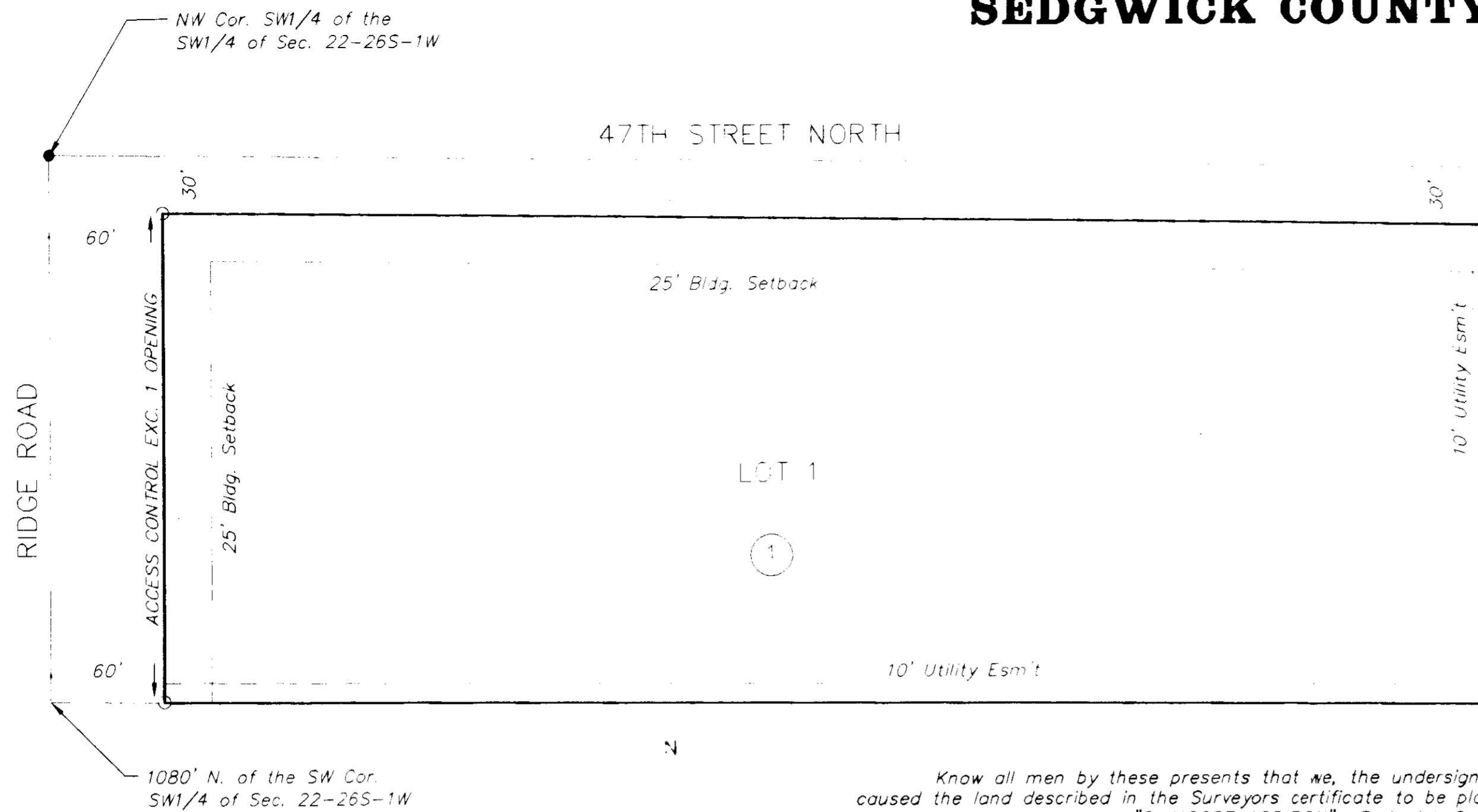
## SEDGWICK COUNTY, KANSAS

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.

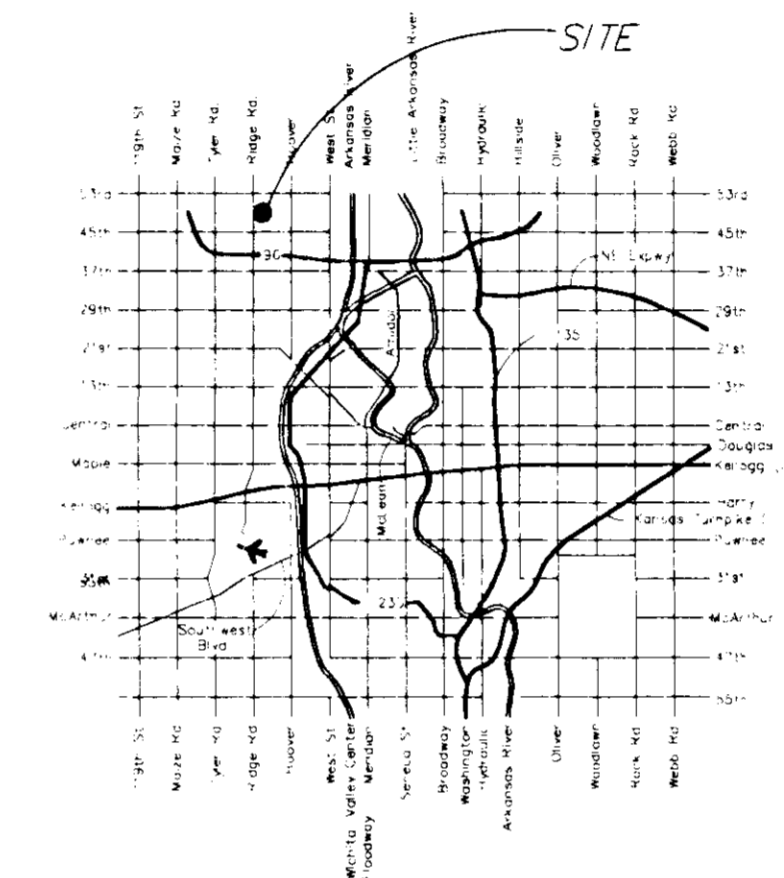


SCALE: 1" = 60'



**LEGEND:**

- 1/2" Rebar Set & Capped L.D. High
- 1/2" Pipe Found



**LOCATION MAP**

Know all men by these presents that we, the undersigned owners have caused the land described in the Surveyors certificate to be platted into a lot and street to be known as "S. MOORE ADDITION" Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights over and across the west line of Lot 1 are hereby granted to the Appropriate governing body; However Lot 1 shall have access to Ridge Road at one opening as Designated by the Appropriate Governing Body.

\_\_\_\_\_, 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

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Chairman

\_\_\_\_\_, County Clerk

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, County Clerk

State of Kansas )  
Sedgwick County ) ss

This plat of "S. MOORE ADDITION", Sedgwick County, Kansas, 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 Area Planning Commission.

\_\_\_\_\_, Chair  
Richard Lopez

\_\_\_\_\_, Secretary  
Marvin S. Krout

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

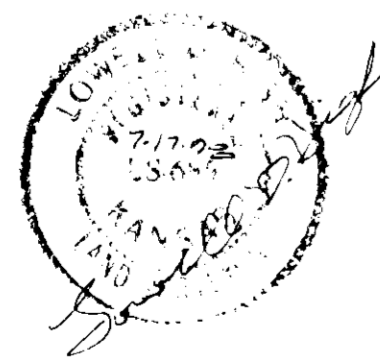
State of Kansas )  
Sedgwick County ) ss

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "S. MOORE ADDITION" Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West 760.60' Except the South 1080' Thereof, of the Southwest 1/4 of the Southwest 1/4 (SW/4 SW/4) of Section 22, Township 26 South, Range 1 West of the 6TH P.M., Sedgwick County, Kansas.

All being situated in Sec. 22, Twp. 26-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas.

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



Stephen S. Moore, Owner  
STEPHEN S. MOORE

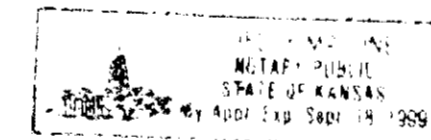
Sherrri Moore, Owner  
SHERRI MOORE

State of Kansas )  
Sedgwick County ) ss

The foregoing instrument was acknowledged before me, this 10th day of July, 1998, by Stephen S. Moore and Sherrri Moore

Sherry Malone, Notary Public

My App't. Exp. 9-18-99



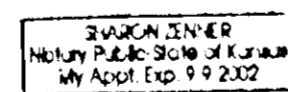
Don Kl  
DON KLAUSMEYER CONSTRUCTION LLC.

State of Kansas )  
Sedgwick County ) ss

The foregoing instrument was acknowledged before me, this 10 day of July, 1998, by Don Klausmeyer

Sharon Jensen, Notary Public

My App't. Exp. 9-9-2002



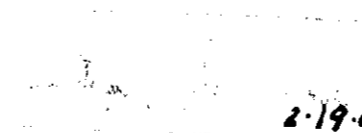
Tray Hatton  
FIDELITY BANK

State of Kansas )  
Sedgwick County ) ss

The foregoing instrument was acknowledged before me, this 14th day of July, 1998, by Stephen S. Moore & Sherrri Moore

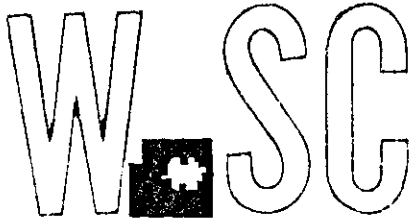
Jennifer R. Wright, Notary Public

My App't. Exp. 2-19-01



final tracing  
received 8-17-98

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1388  
(316) 268-4421  
FAX (316) 268-4390

June 11, 1998

FILE COPY

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

Re: S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 1998. Please note that Item D should be revised to state:

*The Subdivision Committee permitted the applicant one access opening along Ridge Road.*

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.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION  
June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

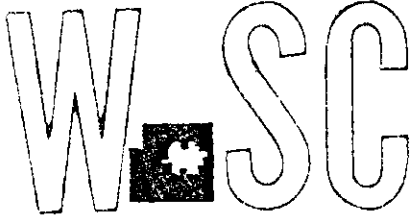
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Don Klausmeyer Construction, 716 N. 119th St. West, Wichita, KS 67235  
Steve Moore, 412 E. Catalpa, Derby, KS 67037  
LDJ Surveying Inc., Attn.: Lowell High, P. O. Box 781489, Wichita, KS 67278  
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 67202-1588  
(316) 268-4421  
FAX (316) 268-4390

June 5, 1998

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

Re: S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is 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 sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is required. Due to shallow groundwater a specially designed system is expected.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The final plat tracing shall reference the access controls in the plat's text. County Engineering requests complete access control along Ridge Road.
- E. 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.



- F. ✓ Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. ✓ The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
- H. The plat must contain the appropriate City Council and County Commissioner signature blocks.
- I. ✓ The tie points should be corrected to reference "26S".
- J. County Engineering needs to comment on the need for improvements to perimeter streets.  
✓ No improvements are required.
- K. ✓ The final plat tracing shall be submitted with a revised name as an Addition now within Wichita exists with the name Moore. It is recommended that a greater name distinction be created by adding an initial(s).
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

June 5, 1998 - Page 3


- 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.

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, June 11, 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\fb

Enclosure

cc: Don Klausmeyer Construction, 716 N. 119th St. West, Wichita, KS 67235  
Steve Moore, 412 E. Catalpa, Derby, KS 67037  
LDJ Surveying Inc., Attn.: Lowell High, P. O. Box 781489, Wichita, KS 67278  
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**

**AGENDA ITEM NO. 2-17.**  
**June 11, 1998**

**STAFF REPORT**  
**(One-Step Final Plat-Approved 06/04/98)**

**CASE NUMBER:** S/D 98-52 - MOORE ADDITION

**OWNER/APPLICANT:** Don Klausmeyer Construction  
716 N. 119th St. West, Wichita, KS 67235;  
Steve Moore, 412 E. Catalpa, Derby, KS 67037

**SURVEYOR/ENGINEER:** LDJ Surveying, Inc., Attn: Lowell High, P.O. Box  
781489, Wichita, KS 67278

**AGENT:** Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite  
210, Wichita, KS 67211

**LOCATION:** Southeast corner of 47th St. North and Ridge Road

**SITE SIZE:** 4.95 acres

**NUMBER OF LOTS**

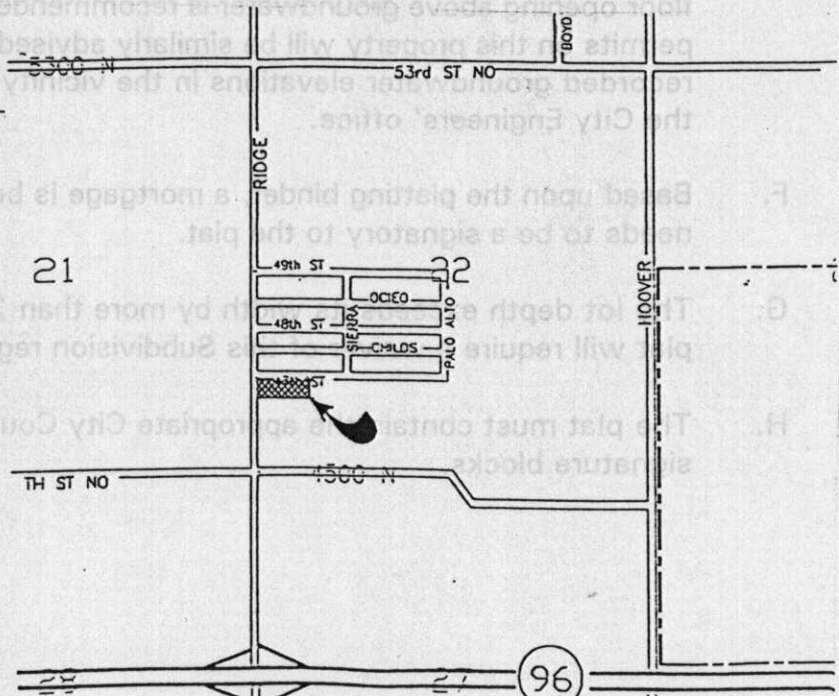
Residential: 1  
Office:  
Commercial:  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 177,336 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County within three miles of the City's boundary in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is 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 sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is required. Due to shallow groundwater a specially designed system is expected.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The final plat tracing shall reference the access controls in the plat's text. The applicant requests one access opening along Ridge Road. County Engineering requests complete access control along Ridge Road.  
The Subdivision Committee permitted the applicant one access opening along Ridge Road.
- E. 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.
- F. Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
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- I. The tie points should be corrected to reference "26S".
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- M. 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.
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- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION

June 11, 1998 - Page 4

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