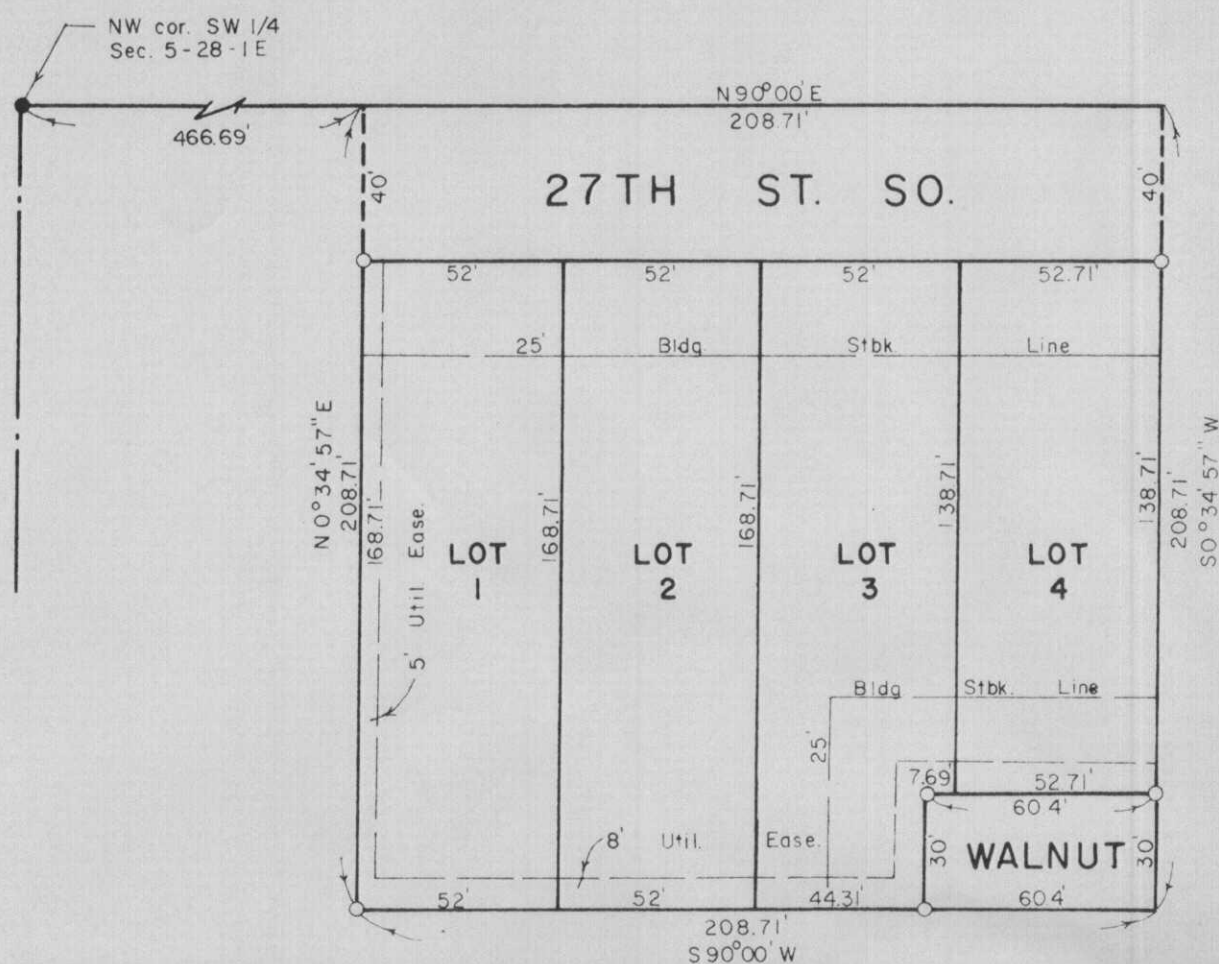


# R. H. McCOMB ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*Final tracing  
rec'd 8-7-98*



State of Kansas, County of Sedgwick, SS.

I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "R. H. McCOMB ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract beginning at a point 466.69 feet east of the Northwest corner of the Southwest Quarter of Section 5, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence south parallel with the west line of said Southwest Quarter, 208.71 feet; thence east parallel with the north line of said Southwest Quarter, 208.71 feet; thence north 208.71 feet; thence west 208.71 feet to the point of beginning.

Jim E. Bishop, L. S. 1169

Know all men by these presents that we, Robert H. McComb and Mary McComb, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into lots, and streets to be known as "R. H. McCOMB ADDITION", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

Robert H. McComb

Mary McComb

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 1998, by Robert H. McComb and Mary McComb, husband and wife.

\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_

Entered on transfer of record this \_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, County Clerk  
James Alford

State of Kansas, County of Sedgwick, SS.

This to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_ o'clock, \_\_\_ m., on the \_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

This plat of "R. H. McCOMB 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 \_\_\_\_\_, 1998.

Wichita-Sedgwick County Metropolitan Area  
Planning Commission

\_\_\_\_\_, Chair  
Richard E. Lopez

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

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

December 12, 1997

FILE COPY

Sandalwood Surveying, Inc.  
Attn.: Jim E. Bishop  
P. O. Box 75053  
Wichita, KS 67275-5053

Re: S/D97-93 -- One-Step Final Plat of R. H. McComb Addition

Dear Mr. Bishop:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 11, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. City Engineering needs to indicate if guarantees are required for municipal services. 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. The reference tie point to the section corner needs to be corrected to denote the range as "1E".
- D. 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.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. The lot depth to lot width ratio of 2.5 to 1 is exceeded by each of the four lots and a waiver is needed for the approval of this plat.

- G. The 15-foot setback platted from Walnut is insufficient. A 25-foot setback is required.
- H. On the final plat tracing, the Chair of the MAPC should read Richard Lopez.
- I. Since this plat is dedicating right-of-way for Walnut, the face of the plat shall clearly indicate such a dedication and appropriate language included in the plat's text. *A paving guarantee will be required for the T-type turnaround which will be held until Walnut is paved.*
- J. *Traffic Engineering and City Fire Department* needs to comment on the T-type turnaround proposed for Walnut Street which currently serves ten existing single-family dwellings south of this plat and measures 460 feet in length. *City Engineering indicates that the location of the T-type turnaround will probably necessitate a sanitary sewer easement for sewer service to Lot 4; and will meet with the applicant to discuss this issue. Traffic Engineering and Fire Department have indicated the acceptability of the turnaround.*
- K. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S/D97-93 -- One-Step Final Plat of R. H. McComb Addition  
December 12, 1997 - Page 3

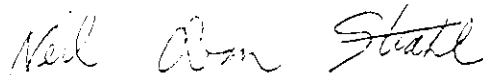
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 18, 1997 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: Robert H. McComb, 2317 Sand Plum Court, Wichita, KS 67205  
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

**METROPOLITAN AREA PLANNING COMMISSION**

December 18, 1997

**STAFF REPORT**

**(One-Step Final Plat-Approved 12/11/97)**

**CASE NUMBER:** S/D 97-93 - R.H. MCCOMB ADDITION

**OWNER/APPLICANT:** Robert H. McComb, 2317 Sand Plum Court,  
Wichita, KS 67205

**SURVEYOR/ENGINEER:** Jim E. Bishop, Sandalwood Surveying Inc.,  
P.O. Box 75053, Wichita, KS 67275-5053

**LOCATION:** South side of 27th Street South, East of Seneca

**SITE SIZE:** 1 acre

**NUMBER OF LOTS**

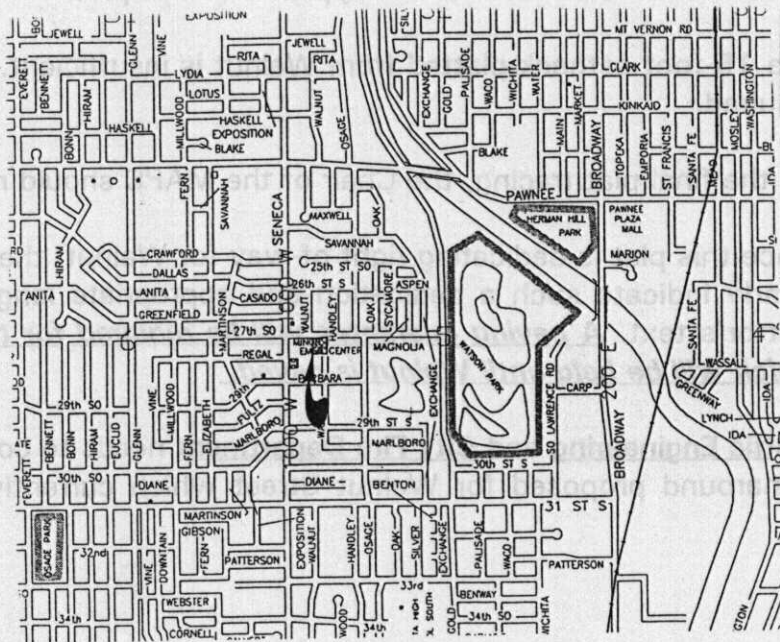
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

**MINIMUM LOT AREA:** 7,311 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

Note: This plat dedicates a T-type turnaround for Walnut Street as opposed to a connection with 27th Street South due to the location of an existing single-family dwelling east of this plat.

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The reference tie point to the section corner needs to be corrected to denote the range as "1E".
- D. 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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S/D 97-93 -- One-step Final Plat of R.H. MCCOMB ADDITION  
December 18, 1997 - Page 4

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