

METROPOLITAN AREA PLANNING
DEPARTMENTCITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 29, 1994

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 94-68 - VYNE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: J. William Owen and Charles Aikins, 7701 E. Kellogg - Suite 780, Wichita, KS 67207
Jim Lew, 4711 Arbour, Wichita, KS 67218
Don Arnold, Jr., 150 N. Main, Wichita, KS 67202
Katie Clasen, 11305 Valley Hi Drive, Wichita, KS 67209
Mike Lindebak, City Engineer

- L. The indicated 10-foot, off-site utility by separate instrument shall be submitted with the final plat tracing to Planning for processing.
- M. Since this plat is not likely to be completed before 1995, dates on the final plat tracing should be adjusted accordingly.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

December 29, 1994

STAFF REPORT

(Final Plat Approved 12/22/94, Preliminary Plat Approved 11/10/94)

CASE NUMBER: S/D 94-68 VYNE ADDITION

OWNER/APPLICANT: J. William Owen and Charles Aikins, 7701 E. Kellogg - Suite 780, Wichita, KS 67207

CONTRACT PURCHASER: Jim Lew, 4711 Arbour, Wichita, KS 67218

AGENT: Don Arnold, Jr., 150 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

OTHER: Katie Clasen, 11305 Valley Hi Drive, Wichita, KS 67209

LOCATION: West of 119th Street West and south of Maple Street

SITE SIZE: 8.53 Acres

NUMBER OF LOTS

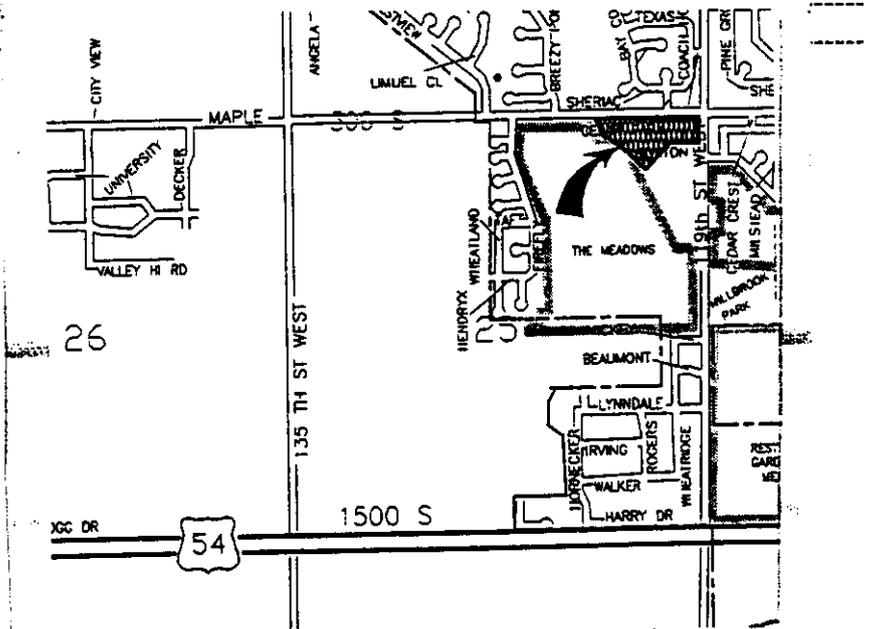
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.19 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "B" Z-3143

VICINITY MAP:



STAFF COMMENTS:

- A.** The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B.** The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done at the time of site development.
- C.** If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D.** Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. Even if the Reserve (A) is to be owned only by the owner of Lot 1, such covenant shall still be provided, noting the Reserve's ownership and maintenance will be tied to the owner of Lot 1.
- E.** For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- F.** The covenant required as a condition of the zone change shall be submitted with the final plat tracing for review and if approved, for recording.
- 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.** 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 (fire hydrants, street signs, monuments, etc.)
- I.** The applicant is advised that various State and Federal requirements 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.** As indicated by KG&E-Gas, a six-inch gas line is near this site and any relocation of the line made necessary by this site's development shall be at the expense of the property owner.
- K.** On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

VYNE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/22/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 12-17-94

This plat of "VYNE ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Wichita, Kansas.
Dated this 12-22-94 day of December, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "VYNE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Commencing at the N.E. Corner of the NE1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence S88°51'10"W along the north line of said NE1/4 for a distance of 425.09 feet to a point of beginning; thence S00°00'00"W for a distance of 350.07 feet; thence S42°11'11"W for a distance of 469.79 feet to the east line of a city park; thence N47°48'49"W along the east line of a city park for a distance of 286.78 feet; thence N53°28'12"W along the east line of a city park for a distance of 315.00 feet; thence N31°39'38"W along the east line of a city park for a distance of 350.98 feet to the north line of the NE1/4; thence N88°51'10"E along the north line of the NE1/4 for a distance of 965.51 feet to the point of beginning, said parcel being subject to right-of-ways of record.

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

Baughman Company, P.A.

Gregory F. Severns
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a lot, a block, a street and a reserve to be known as "VYNE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for floodway, drainage, and all public park uses, and no buildings shall be constructed on or within said floodway nor shall any change of grade, cut, fill, or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. The street is hereby dedicated or and for the use of the public. All abutters rights of access to or from Maple Street over and across the north line of Lot 1, Block A, and Reserve "A" are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1, Block A, shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest floor shall be 1320.0 M.S.L. or 132.6 City Datum.

Charles W. Aikins, Jr. Probate Case #91P638

Charles W. Aikins III
Co-Executor

Joe Maddrell, Jr.
Co-Executor

J. William Owen
Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 12-22-94 day of December, 1994, by Charles W. Aikins III, Co-Executor of the Charles W. Aikins, Jr. Probate Case #91P638, on behalf of Probate Case #91P638.

My App't Exp. _____

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 12-22-94 day of December, 1994, at 10:00 A.M. and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon
County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1994, by Joe Maddrell, Jr., Co-Executor of the Charles W. Aikins, Jr. Probate Case #91P638, on behalf of Probate Case #91P638.

My App't Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by J. William Owen, a single person.

My App't Exp. _____ Notary Public

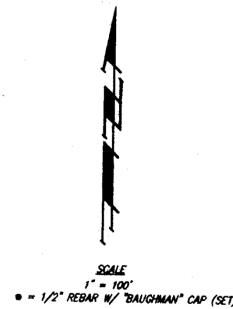
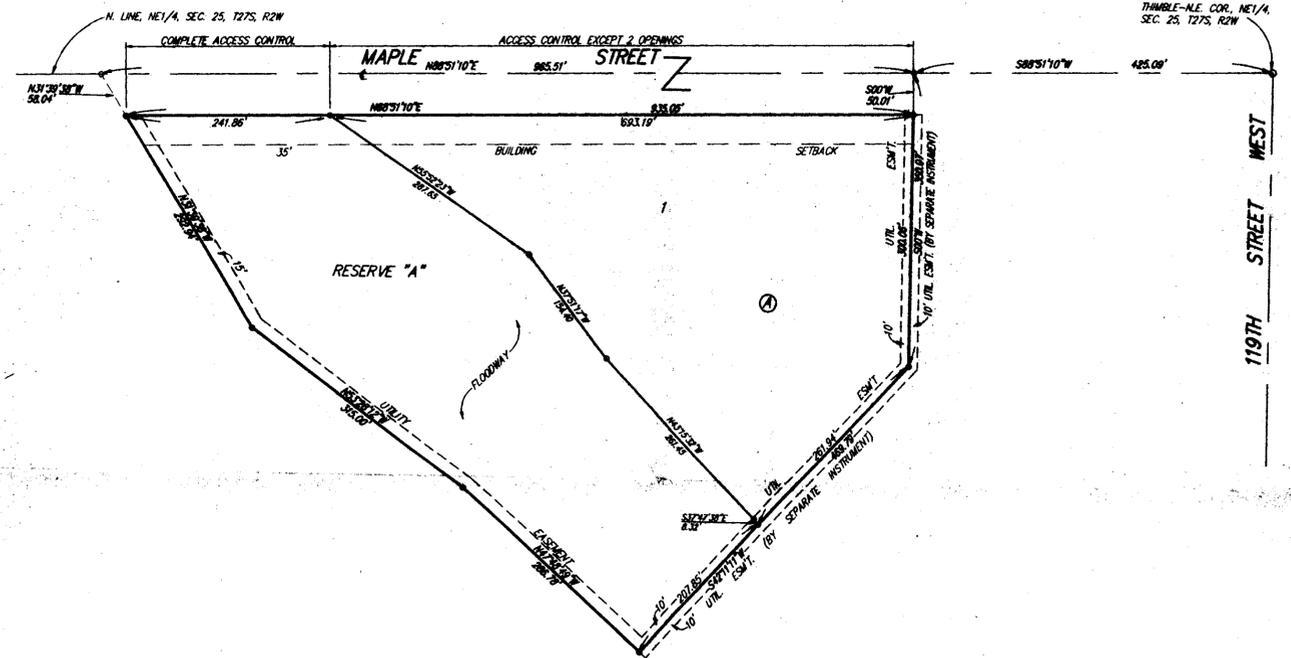
James D. Miner
Chairman

Marvin S. Krout
Secretary

Elma Broadfoot
Mayor

Pat Burnett
Deputy City Clerk

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.



BENCHMARK
SW Cor. Intersection, 42.5' South and 32.7' West of E. both 34.23
SW of Section Cor. Iron, 72' South of center of P.P. on NW Cor. Intersection.
Minimum Building Pad Elevation for Lowest Floor shall be 1320.0 M.S.L. or 132.6 City Datum.