

AGENDA
SUBDIVISION AND UTILITY ADVISORY COMMITTEE
Thursday, December 10, 2015
10:00 A.M.

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on **Thursday, December 10, 2015** at 10:00 a.m. in the Planning Department Conference Room, City Hall, 10th Floor, 455 N. Main Street, Wichita, Kansas.

NOTE: Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **SUB2015-00042: One-Step Final Plat – SUNSTONE AT 135TH ADDITION;** located on the East side of 135th Street West, south of Kellogg. (TO BE ANNEXED)

Surveyor: *Baughman Company, P.A.*
Acreage: *15.02 acres*
Lots: *1*

2. **SUB2015-00043: One-Step Final Plat – KALB ADDITION;** located north of 13th Street North on the east side of 167th Street West. (COUNTY 3-MILE RING)

Surveyor: *Kaw Valley Engineering, Inc.*
Acreage: *80 acres*
Lots: *1*

3. **SUB2015-00045: One-Step Final Plat – HIEGER EAST 2ND ADDITION;** located east of 247th Street West, on the North side of 61st Street North. (COUNTY)

Surveyor: *Ruggles & Bohm, P.A..*
Acreage: *25.53 acres*
Lots: *9*

4. **SUB2015-00046: One-Step Final Plat – HARRY'S LANDING ADDITION;** located east of Rock on the north side of Harry.

Surveyor: *K.E. Miller Engineering, P.A..*
Acreage: *4.73 acres*
Lots: *24*

5. **SUB2015-00025: One-Step Final Plat – RWANA ESTATES ADDITION** (formerly Webb Road Townhome); located south of 45th Street North on the west side of Webb Road.

Surveyor: *K.E. Miller Engineering, P.A.*
Acreage: *8.71 acres*
Lots: *29*

6. **VAC2015-00054: City request to vacate platted access control** on property generally located north of Central Avenue, on the east side of Webb Road, between Chamberlin and Von Thaden Streets (660 N Webb Rd).

7. **VAC2015-00055: City request to vacate a portion of platted access control,** on property generally located on the southeast side of Greenwich Road and 27th Street North (2746 N. Greenwich Ct.).

8. **VAC2015-00056: City request to vacate a platted fire lane easement** on property generally located on the northwest side of Kellogg Street and Webb Road (453 S. Webb).

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9. **VAC2015-00057: City request to vacate a platted utility easement** on property generally located north of Central Avenue on the east of Hydraulic Avenue (602 N. Hydraulic).
10. **VAC2015-00058: City request to vacate a platted wall easement** on property generally located on-half mile north of 21st Street North on the east of side of Ridge Road, north of Clear Meadow Circle, on the northwest side of Clear Meadow Court (7118 W Clear Meadow Court).
11. **VAC2015-00059: City request to vacate a platted utility easement** on property generally located west of Maize Road, on the north side of 29th Street North and the west side of Parkdale Circle.
12. **Discussion of Easement Encroachments.**

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB2015-00042 – SUNSTONE AT 135TH ADDITION

OWNER/APPLICANT: Sherwood Construction Company, Inc., Attn: David Sherwood, PO Box 9163, Wichita, KS 67277; (contract purchaser) Vantage Point Properties, Inc., Attn: Paul Jackson, 1625 North Parkway, Suite 220, Wichita, KS 67211

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: South of Kellogg, East side of 135th Street West (District IV)

SITE SIZE: 15.02 acres

NUMBER OF LOTS

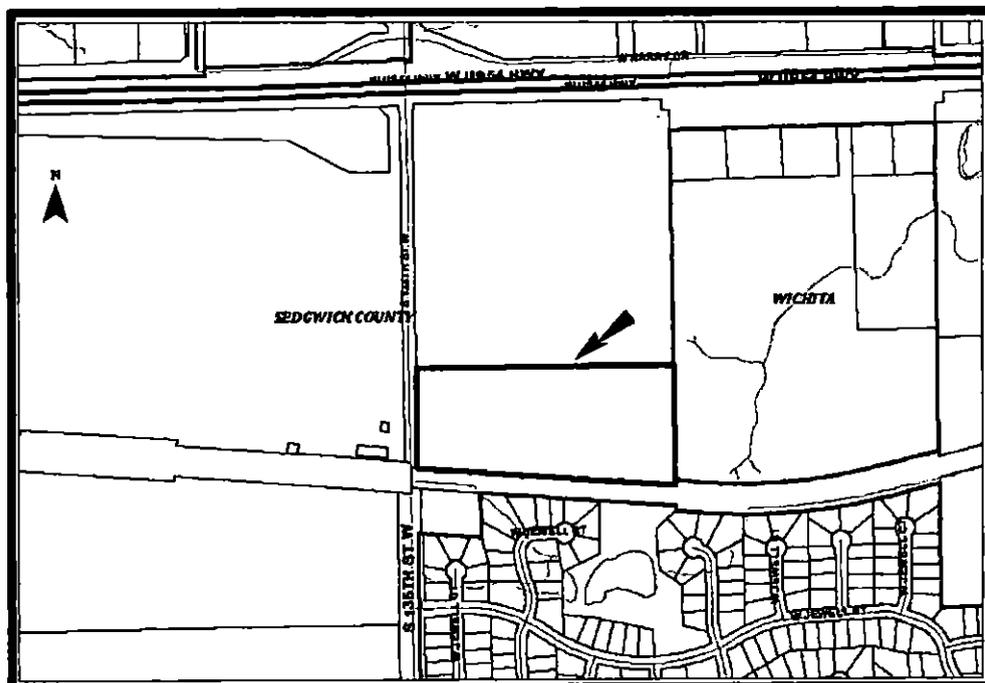
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13.39 acres

CURRENT ZONING: Single-Family Residential (SF-20)

PROPOSED ZONING: Planned Unit Development (PUD)

VICINITY MAP



**SUB2015-00042 – One-Step Final Plat of SUNSTONE AT 135TH ADDITION
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NOTE: This unplatted site is located in the County adjoining Wichita's boundary. The site was approved for a zone change (PUD2015-00004) from Single-Family Residential (SF-20) to Planned Unit Development (PUD-47).

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's municipal boundaries, the applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- C. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- D. City of Wichita Public Works and Utilities Department requests a petition for extension of water (transmission and distribution) and extension of sewer (mains and laterals).
- E. The plat's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- F. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- G. City Stormwater Management has approved the applicant's drainage plan.
- H. Traffic Engineering has approved the access controls. The plat proposes two openings along 135th Street West in accordance with the PUD site plan.
- I. The MAPC signature block needs to reference "Dale Miller – Secretary".
- J. The year "2016" needs to replace "2015" within the City Council and Register of Deeds signature blocks.
- K. The plat's text shall reference "A lot, block, reserve and street".
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.

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- N. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Sunstone at 135th Planned Unit Development PUD2015-00004.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Westar Energy has requested additional utility easements to be platted on this property. Heide Bryan, Subdivision Representative, will be the contact for this plat. She can be reached at 316-261-6554. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- V. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB2015-00043 – KALB ADDITION

OWNER/APPLICANT: Kenny and Shannon Kalb, 9512 West Moss Rose Street, Maize, KS 67101

SURVEYOR/AGENT: Kaw Valley Engineering, Attn: Tim Austin, 200 North Emporia, Suite 100, Wichita, KS 67202

LOCATION: North of 13th Street North, on the East side of 167th Street West (County District III)

SITE SIZE: 80 acres

NUMBER OF LOTS

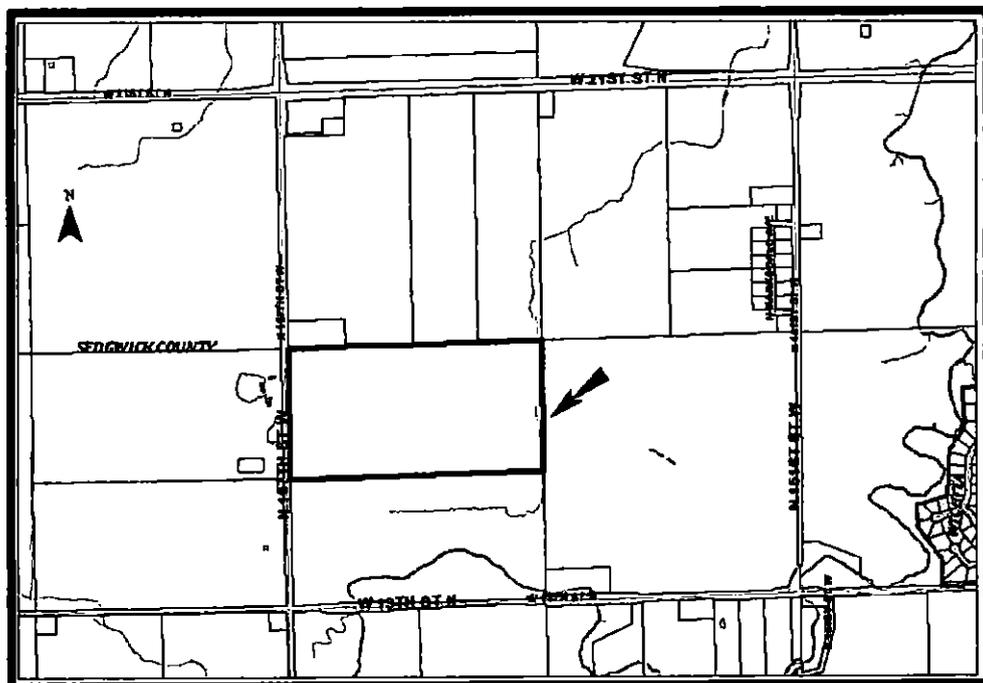
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 80 acres

CURRENT ZONING: Rural Residential (RR)

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site is located in the County within three miles of the City of Wichita. It is in an area designated as "Wichita 2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a conditional use (CON2015-00036) for agricultural sales and services.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. City of Wichita Public Works and Utilities Department has requested a No Protest Agreement for future extension of sanitary sewer and water.
- C. The signature block for the Board of Commissioners Chairman should be revised to read underneath the signature line, "Richard Ranzau, Fourth District"
- D. The plat's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- E. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- F. The plat denotes two openings along 167th Street West. County Engineering recommends specifically identifying the access break for the current planned entrance and dimensioning a minimum 660' complete access control to the south. Applicant is advised coordination with existing pipeline owner may be necessary for a second entrance.
- G. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- H. The Reserve shall be labelled as Reserve A.
- I. County Stormwater has received a preliminary drainage plan. County Stormwater is requesting the required detention reserve be shown on the plat.
- J. The plat needs a lot and block number denoted.
- K. In the plat's text, City Engineer needs to be changed to County Engineer.
- L. County Surveying advises the need for a property corner set or found at the southwest corner of the plat.
- M. The applicant is advised that due to encroachment of a portion of the proposed K-96/Northwest Bypass on this plat, the property is subject to meeting the requirements of the Corridor Preservation Plan Overlay District (CP-O) prior to the issuance of any building

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permits.

- N. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance responsibilities.
- O. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- P. The year "2016" needs to replace "2015" within the City Council and Register of Deeds signature blocks.
- Q. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- T. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- U. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- V. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- W. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing.

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- Y. Westar Energy advises of a transmission line located inside the platted area along the north property line. The plat has been forwarded to the Transmission Engineering Department for any comments they may have for the applicant. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.

- Z. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB2015-00045 – HIEGER EAST 2nd ADDITION

OWNER/APPLICANT: B & E Investments, Inc., 5512 West Central Avenue, Suite A,
Wichita, KS 67212; Tom Hieger (contact purchaser), 1107 West
Douglas, Wichita, KS 67213

SURVEYOR/AGENT: Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 North Main,
Wichita, KS 67203

LOCATION: North side of 61st Street North, East of 247th Street West (County
District III)

SITE SIZE: 25.53 acres

NUMBER OF LOTS

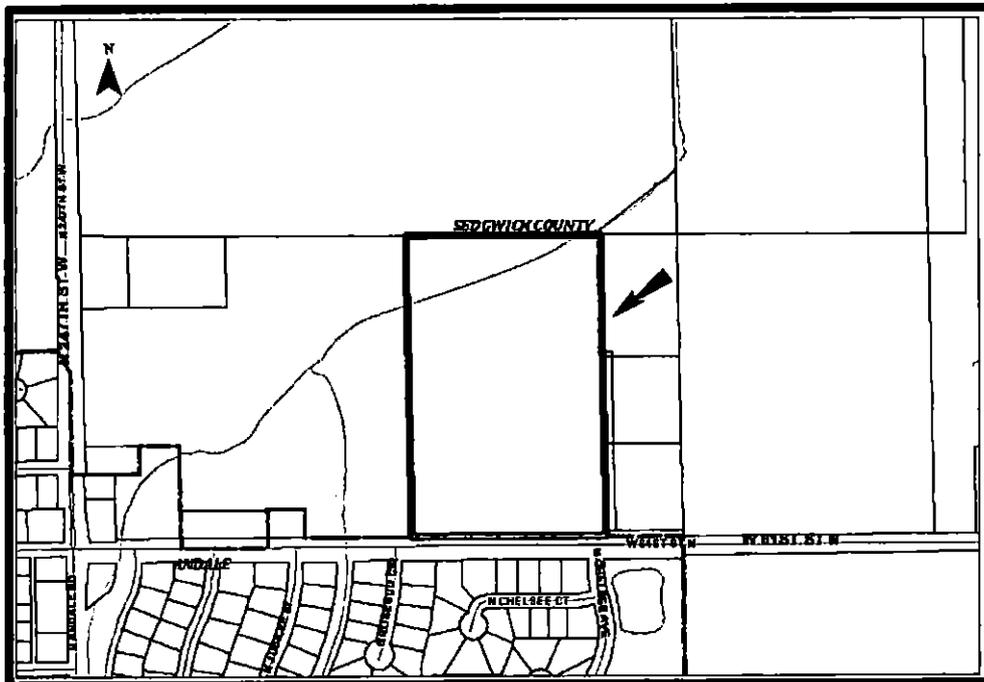
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: Rural Residential (RR)

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as “small city urban growth area” by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. The applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- B. The plat proposes connection to City of Andale’s sanitary sewer in accordance with that city’s standards. A letter of confirmation shall be provided from Andale.
- C. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- D. The plat should be denoted as one block.
- E. The plat’s text shall include language that the utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.
- F. County Surveying advises that the 20-foot utility easement along the south line of Lot 1, Block 2, needs located east/west.
- G. County Surveying advises the cul-de-sac on Block 3 needs located.
- H. Utility easements are needed to provide utilities for Lots 2 and 3, Block 1.
- I. The plat proposes three openings along 61st Street North. County Engineering advises that the current access controls do not meet the access management standards. A revised access plan needs to reflect the platted entrance for Hieger East Addition located ten feet to the east.
- J. County Stormwater advises the minimum pad elevations on the final plat are insufficient and do not match the drainage plan. The drainage plan is approved contingent on revisions.
- K. County Stormwater notes the drainage plan requires limitations on impervious area. County Stormwater is recommending the allowed impervious areas on each lot be shown on the plat. A restrictive covenant should also be filed and referenced in the plat’s text. County Stormwater will work with the applicant’s engineer on the covenant. A stormwater permit and a Notice of Intent are needed.
- L. In accordance with the Subdivision Regulations, the three 30-foot ingress and egress easements shall be platted as reserves for private drive purposes. The plat’s text shall reference the platting of the reserves for private drive purposes and shall state which specific lots are to be accessed by the reserves. A restrictive covenant shall be submitted regarding the reserves, which sets forth ownership and maintenance responsibilities of the private

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drives.

- M. 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 restrictive 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.
- N. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- S. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Westar Energy requests additional easements. Heide Bryan, Subdivision Representative,

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will be the contact for this plat. She can be reached at 316-261-6554. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.

- X. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2015-00046 – HARRY’S LANDING ADDITION
OWNER/APPLICANT: Basem Krichati, 1109 South Rock Road, Wichita, KS 67207
SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 117 East Lewis, Wichita, KS 67202
LOCATION: East of Rock, on the North side of Harry (District II)
SITE SIZE: 4.73 acres

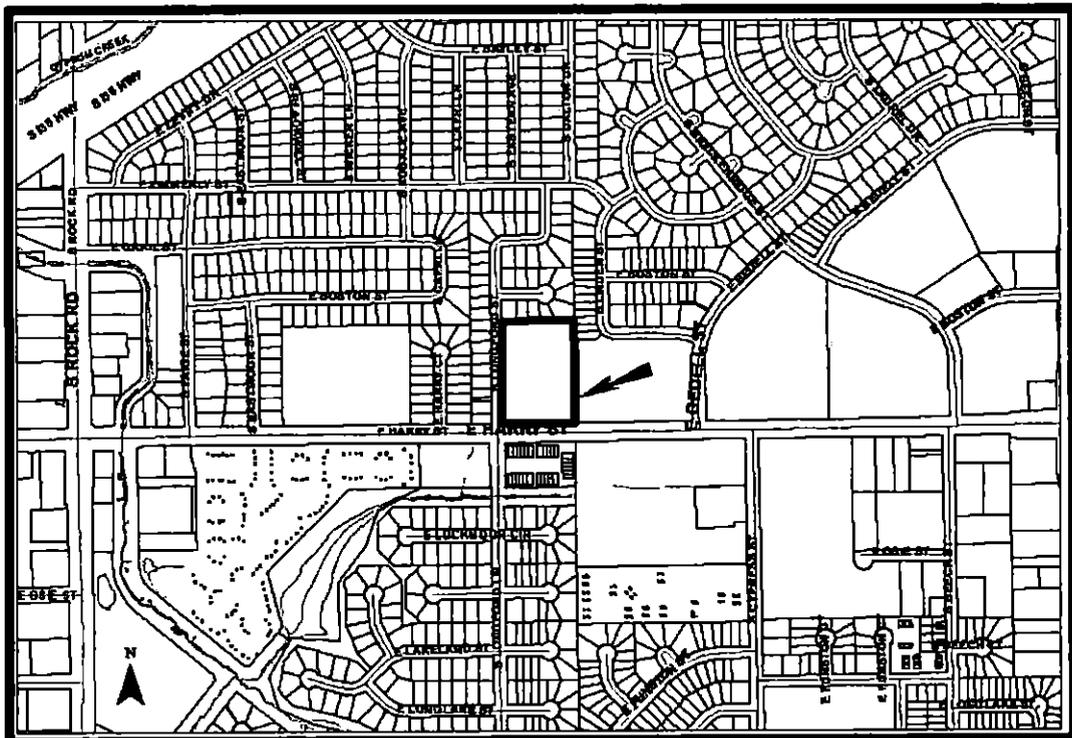
NUMBER OF LOTS
Residential: 24
Office:
Commercial:
Industrial:
Total: 24

MINIMUM LOT AREA: 5,900 square feet

CURRENT ZONING: Single-Family Residential (SF-5)

PROPOSED ZONING: Planned Unit Development (PUD)

VICINITY MAP



**SUB2015-00046 – One-Step Final Plat of HARRY'S LANDING ADDITION
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NOTE: This is an unplatted site located within the City. The property was approved for a zone change to Planned Unit Development (PUD2008-00008), Moussavi Office Park (PUD #29). The plat proposes lots for single-family residential units with the exception of office uses for Lots 1 and 17.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests a petition for extension of sewer (laterals) on all lots and extension of water (distribution) for Lots 1-17. In-lieu-of-assessment fees for water (distribution) is needed for Lots 18-24 and Reserve "A". Water meters at 8724 and 8728 East Harry need to be terminated and removed by the City of Wichita.
- B. The plat's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. The plat's text shall include language that the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities.
- D. The plat's text shall include language that the utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.
- E. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- F. City Stormwater Management needs to comment on the status of the applicant's drainage plan.
- G. Traffic Engineering has approved the access controls. The plat proposes one street opening along Harry and complete access control along the Harry street frontage. Access controls need to be referenced in the plat's text.
- H. City Fire Department advises the turnaround must meet the minimum 38-foot paved radius requirement for cul-de-sacs over 150 feet or the current standards at time of construction. City Public Works requests a three-foot utility easement around the cul-de-sac.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- J. The solid bold line should be deleted at the entrance on Harry Ct.
- K. Traffic Engineering has requested a 10-foot dedication of street right-of-way along Harry.
- L. The Applicant shall guarantee the paving of the proposed street.

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- M. The final plat tracing shall state in the plat's text the purposes of the proposed reserve as well as the ownership and maintenance responsibilities.
- N. 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 restrictive 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.
- O. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- P. The property is subject to PUD2008-00008 Moussavi Office Park Development. A PUD revision is needed to coincide with the plat in regards to parcel boundaries and setbacks.
- Q. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Planned Unit Development PUD2008-00008.
- S. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- T. The year "2016" needs to replace "2015" within the City Council and Register of Deeds signature blocks.
- U. GIS has approved the plat's street names.
- V. The owner's company name will need to be shown under the plat's text.
- W. County Surveying advises bearings need added on the north lines of Lots 1, 6, 7, 11, 12, 17, 23, Reserve A and the easterly and westerly lines of Lot 9, Block A.
- X. County Surveying advises the dimension on the east line of Reserve A needs corrected from 117 feet to 117.4 feet.
- Y. County Surveying requests dimensions on the south lines of Lots 18, 19, 20, 21, 22, 23 and 24, Block A.
- Z. County Surveying advises the drainage easement along the east line of Lot 24, Block A needs extended to the north line of said lot or the utility easement along the north line needs extended to the drainage and utility easement. .
- AA. County Surveying advises the final plat shall show the distance and direction to the monuments used to locate the land described in the certificate of survey.
- BB. County Surveying advises the benchmark description needs corrected, as it is not "34.7 ft &

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50.3 ft W.”

- CC. The title block shall reference "Harry's Landing Addition".
- DD. All parties having interest in the property shall sign the final plat including their spouses.
- EE. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- FF. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- GG. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- HH. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- II. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- JJ. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- KK. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- LL. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- MM. Perimeter closure computations shall be submitted with the final plat tracing.
- NN. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- OO. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy

**SUB2015-00046 – One-Step Final Plat of HARRY'S LANDING ADDITION
December 10, 2015 - Page 5**

Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT
(Revised One-Step Final Plat, Final Plat Approved 8/20/15)

CASE NUMBER: SUB2015-00025 – RWANA ESTATES ADDITION (formerly Webb Road Townhome Addition)

OWNER/APPLICANT: Basem Krichati, 1109 South Rock Road, Wichita, KS 67207

SURVEYOR/AGENT: K.E. Miller Engineering, 117 East Lewis, Wichita, KS 67202

LOCATION: South of 45th Street North, on the West side of Webb Road (District II)

SITE SIZE: 8.71 acres

NUMBER OF LOTS

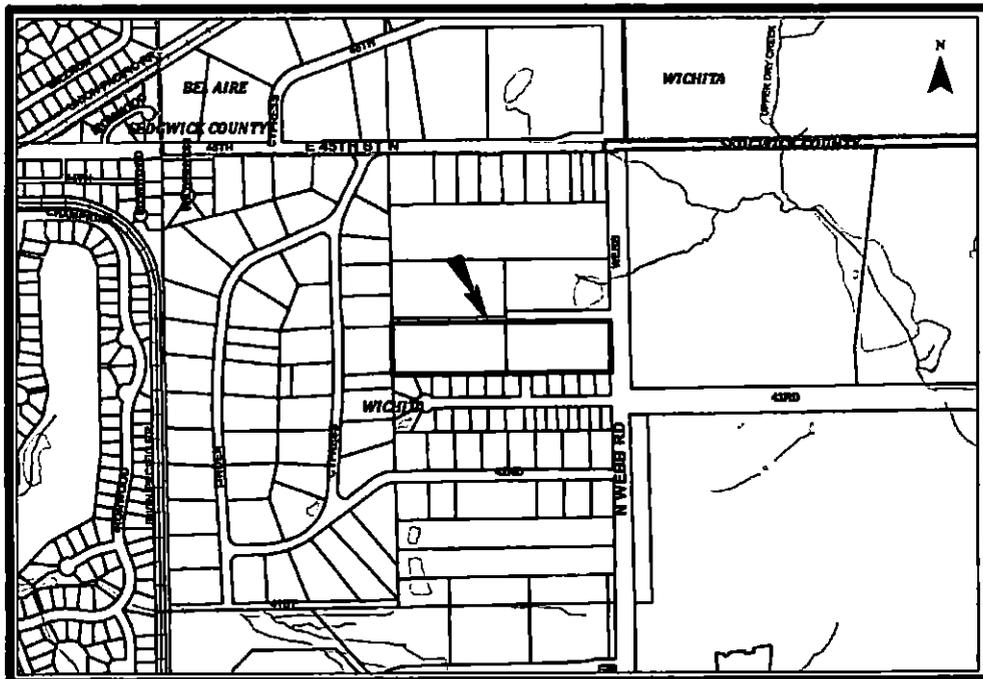
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	<u>29</u>

MINIMUM LOT AREA: 8,800 square feet

CURRENT ZONING: Single-Family Residential (SF-5)

PROPOSED ZONING: Two-Family Residential (TF-3)

VICINITY MAP



**SUB2015-00025 – Revised One-Step Final Plat of RWANA ESTATES ADDITION
December 10, 2015 - Page 2**

NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON2015-00022) from Single-Family Residential (SF-5) to Two-Family Residential (TF-3). The applicant proposes single-family residential units.

This revised plat has enlarged the lots, reducing the total number of lots from 37 to 29. The street right-of-way has been increased from a narrow street right-of-way to the standard residential street right-of-way.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the extension of water (distribution) and sewer (laterals). In-lieu-of-assessment fees are due on sewer (mains) and water (transmission).
- B. The platlor's text shall include language that "the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities".
- C. The platlor's text shall include language that the utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- E. City Stormwater Management has approved the applicant's drainage plan.
- F. Traffic Engineering has approved the access controls subject to correcting the dimensions of complete access control. The plat proposes complete access control along Webb Road except for one street opening. Complete access control is needed along 44th St North.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. The applicant shall guarantee the paving of the proposed interior street. The paving of Plumthicket needs to extend to connect with the existing Plumthicket pavement in Sand Plum Addition.
- I. City Fire Department advises the turnaround must meet the minimum 38-foot paved radius requirement for cul-de-sacs over 150 feet or the current standards at time of construction. City Public Works requests a three-foot utility easement around the cul-de-sac.
- J. The owner's name will need to be shown under the platlor's text.
- K. In regards to the ownership and maintenance of the reserves, the platlor's text shall reference the "homeowner's association" or the "owner/developer, its successors or assigns".

**SUB2015-00025 – Revised One-Step Final Plat of RWANA ESTATES ADDITION
December 10, 2015 - Page 3**

- L. The platlor's text shall reference "Lots, Blocks, Streets and Reserves".
- M. 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 restrictive 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.
- N. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- O. County Surveying advises the bold line for the right-of-way along Webb Road should be denoted at 60 feet and show the existing road right-of-way with the recording data, along with the portion being dedicated. The existing road right-of-way along the north line should also show the recording data.
- P. The Applicant has platted a 20-foot building setback which represents an adjustment of the Zoning Code standard of 25 feet for the Two-Family Residential District (TF-3). The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- Q. GIS requests a new name for 44th St. The street types need added to the road names: "Champions Cir" and "Plumthicket St".
- R. County Surveying advises the legal description needs corrected to match the deeds.
- S. All parties having interest in the property shall sign the final plat including their spouses.
- T. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- U. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- V. The year "2016" needs to replace "2015" within the City Council and Register of Deeds signature blocks.
- W. The 12-foot utility easement along the west line of the plat needs to be corrected.
- X. City Environmental Health Division advises that any wells installed on the properties for irrigation purposes will have to be properly permitted and inspected.
- Y. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

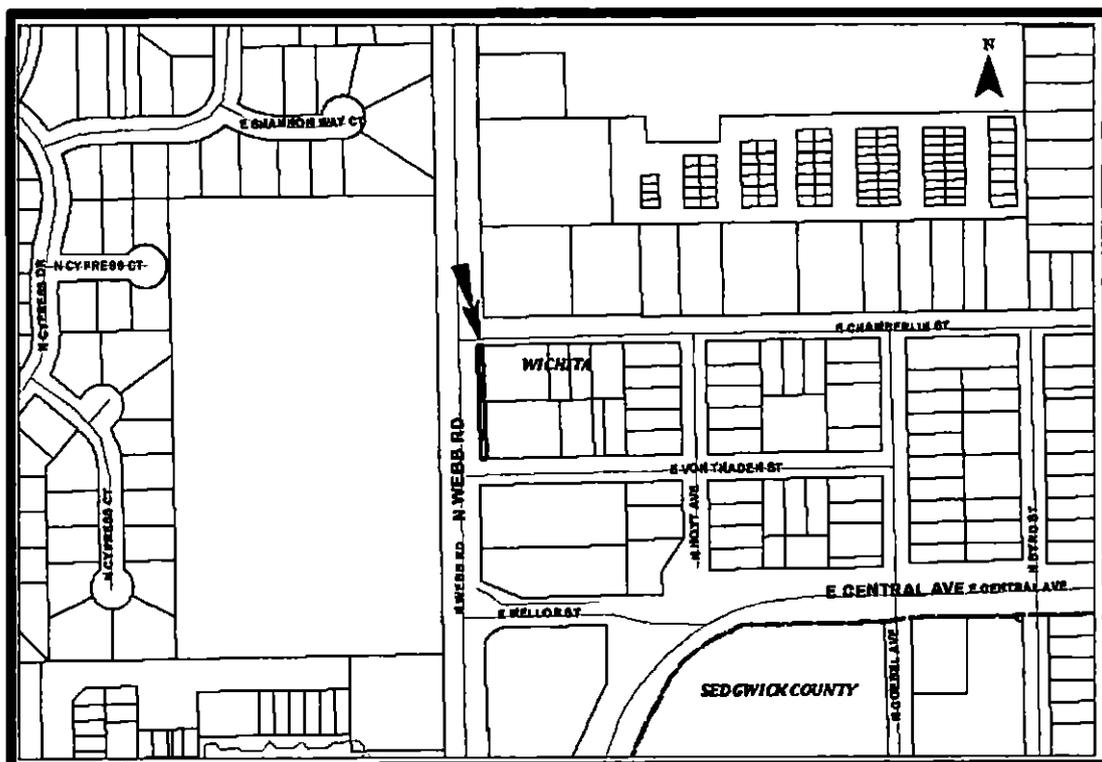
**SUB2015-00025 – Revised One-Step Final Plat of RWANA ESTATES ADDITION
December 10, 2015 - Page 4**

- Z. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- AA. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- BB. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- CC. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- DD. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- EE. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- FF. Perimeter closure computations shall be submitted with the final plat tracing.
- GG. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- HH. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

- CASE NUMBER:** VAC2015-00054 - City request to vacate a portion of a platted access control
- OWNER/APPLICANT/
AGENT:** R & B Webb Road, c/o Steve Blasdel & Triple J of Wichita LLC
(owners/applicants) Kaw Valley Engineering, Inc., c/o Scott Servis (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the platted complete access control located on the north 80 feet and the south 80 feet of the west property line of Lot 1, Travel Air City 2nd Addition, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located north of Central Avenue, on the east side of Webb Road, between Chamberlin and Von Thaden Streets (660 N Webb Road) WCC #II
- REASON FOR REQUEST:** To allow two drives onto Webb Road Associated with commercial lot split LSP2015-00036
- CURRENT ZONING:** The site and the adjacent north properties are zoned GC General Commercial. The abutting east and adjacent west properties are zoned SF-5 Single-Family Residential. The adjacent south property is zoned LI Limited Industrial.

VICINITY MAP:



The applicants propose to vacate the platted complete access control located on the north 80 feet and the south 80 feet of the west property line of Lot 1, Travel Air City 2nd Addition, to allow a total of two drives onto Webb Road. Currently the subject lot is allowed one drive in the 100-feet of its Webb Road frontage located between the north 80 feet and the south 80 feet of its Webb Road frontage. LSP2015-00036, is a commercial lot split that divides the subject lot into two parcels, with two different owners. The applicants' site plan shows the north parcel's building being located on its south end, where a common drive would have been located, per platted access control. The applicants propose to dedicate complete access control in the middle 100 feet of its Webb Road frontage to allow each parcel its drive.

Webb Road has four-lanes at this location. The USD-259's Minneha Elementary School is located west of the site across Webb Road. The school site, Minneha Elementary School Addition, is permitted 4 drives onto Webb Road, none of which are located along the subject site's Webb frontage. There is a signaled school crossing going from the subject site to Minneha Elementary School, which is a consideration in the proposed relocated drives. The closest drive north of the site is located approximately 95 feet away, separated from the subject area by Chamberlin Street. The closest drive south of the site is located approximately 190 feet away, separated from the subject area by Von Thaden Street.

The current Access Management Regulations standard for a right-in – right-out drive is 200 feet between drives or arterial intersections and 400 feet between full movement drives or arterial intersections. Per the Subdivision Regulations, Art 10-104, Modification of Design Criteria, Art VII – Design Standards – Part 2 Specific Standards – 7-204, L, the MAPC may modify design criteria. In the past staff has recommended modified design criteria, which has been approved by the MAPC. There does not appear to be public utilities in the area of the vacation. There are utility poles located in the area of the vacation. The installation of the drives may require the relocation of utility poles at the applicant's expense. Comments from franchised utilities have not been received and are needed to determine if they have other utilities located within the area of the vacation. There are at least three curb cuts from previous development on the subject site that will need to be reconstructed to a full curb, at the applicants' expense. The Travel Air City 2nd Addition was recorded with the Register of Deeds May 20, 2015.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted complete access control.

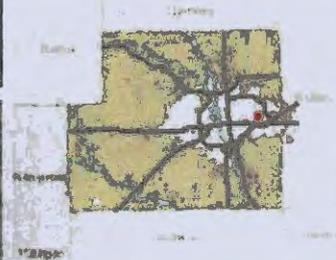
- (1) Per the approval of the Traffic Engineer, vacate the north 80 feet and the south 80 feet of the west property line of Lot 1, Travel Air City 2nd Addition to allow one drive for each of the two parcels created by commercial lot split LSP2015-00036. Provide a dedication of access control allowing the drives and a dedication of complete access control in the 100-feet of the subject site's Webb Road frontage located between the north 80 feet and the south 80 feet of its Webb Road frontage, all with original signatures, to Planning Staff prior to the case going to City Council for final action and subsequent recording at the Register of Deeds.
- (2) Any relocation or reconstruction of utilities, including, but not limited to, Westar's equipment, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the

utilities. This must be provided to Planning prior to the case going to City Council for final action.

- (3) All improvements shall be according to City Standards and at the applicant's expense, including the reconstruction of a full curb closing curb cuts from previous development on the subject site.
- (4) Provide Planning Staff with a legal description of the approved vacated portion of the platted complete access control on a Word document, via e-mail, to be used on the Vacation Order. This must be provided prior to the request proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-54 public utilites



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

Historic Sites

- Regional
- State
- State/National

Zoning Non-Conformance

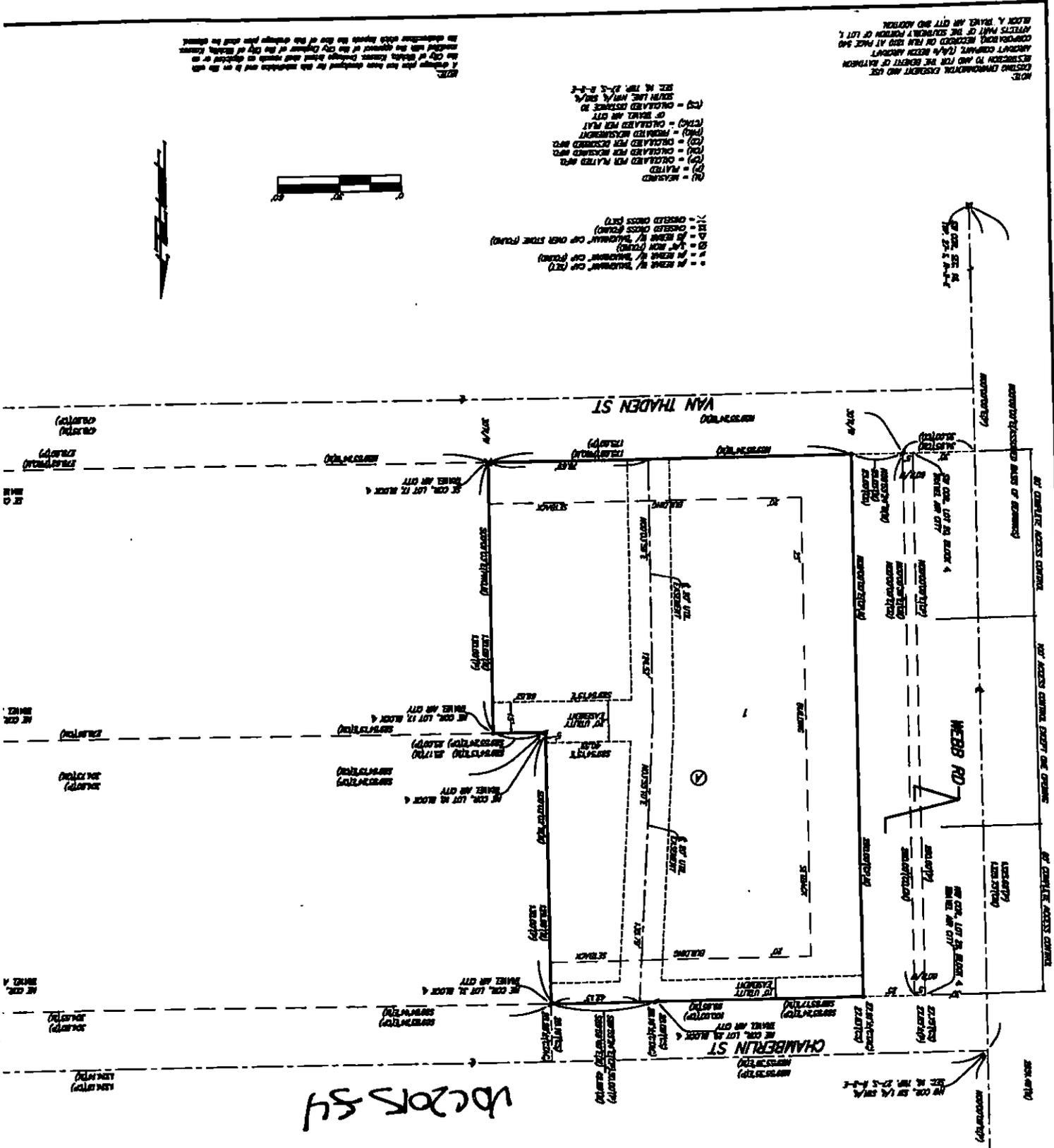
- Zoning Non-Conformance

Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

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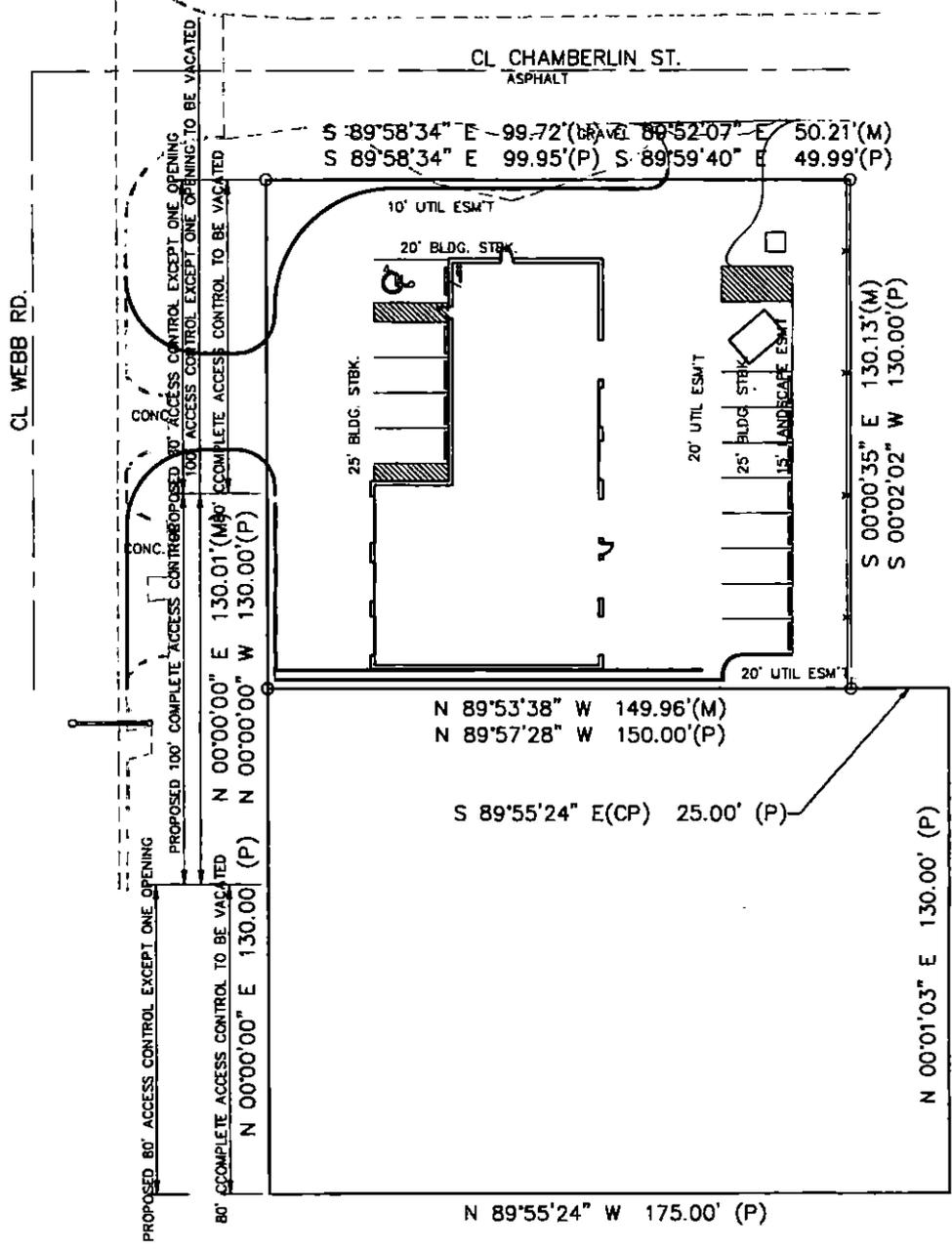
NOTES:
 1. This drawing has been developed for the information and to be used in connection with the proposed development of the site.
 2. The City of Madison, Kansas, Planning and Zoning Commission has approved this drawing on the 12th day of August, 2015.
 3. The City of Madison, Kansas, Planning and Zoning Commission has approved this drawing on the 12th day of August, 2015.

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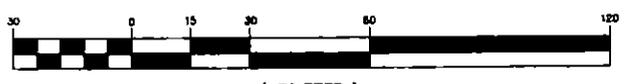
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10/20/15 5/4

VAC2015-84



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft



200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

12/3/15
02108ACCESSVACEXHIBIT

The applicant proposes to vacate a portion of the south 353.86 feet of platted complete access control located north of Greenwich Court of the west property line of Lot 1, Wichita Destination Development Addition. Currently the subject lot is allowed one full movement drive onto Greenwich Road, located between Greenwich Court and 27th Street North. The applicant proposes a right-in – right-out drive located 178.44 feet north of Greenwich Court and 125.42 feet south of the permitted full movement drive. 27th Street North is located approximately 740 feet north of the site. A portion of the K-96-Greenwich Road interchange is located approximately 180 feet south of the proposed drive.

Greenwich Road has four-lanes at this location, with a full curbed landscaped median located directly across from the proposed right-in – right-out drive. The full curbed landscaped median would allow only a right-in – right-out drive and prevents conflict with the traffic entering and exiting the properties located west of the site, across Greenwich Road.

The current Access Management Regulations standard for a right-in – right-out drive is 200 feet between drives or arterial intersections and 400 feet between full movement drives or arterial intersections. Per the Subdivision Regulations, Art 10-104, Modification of Design Criteria, Art VII – Design Standards – Part 2 Specific Standards – 7-204, L, the MAPC may modify design criteria. In the past staff has recommended modified design criteria, which has been approved by the MAPC. Stormwater inlets and line appear to be in the area of the vacation. There are utility poles and Westar equipment located in the area of the vacation. The installation of the drives may require the relocation of utility poles at the applicant's expense. Comments from franchised utilities have not been received and are needed to determine if they have other utilities located within the area of the vacation. There a curb cut in the area of the vacation, that at will need to be reconstructed to a full curb, at the applicants; expense. The Wichita Destination Development Addition was recorded with the Register of Deeds October 19, 2013.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted complete access control.

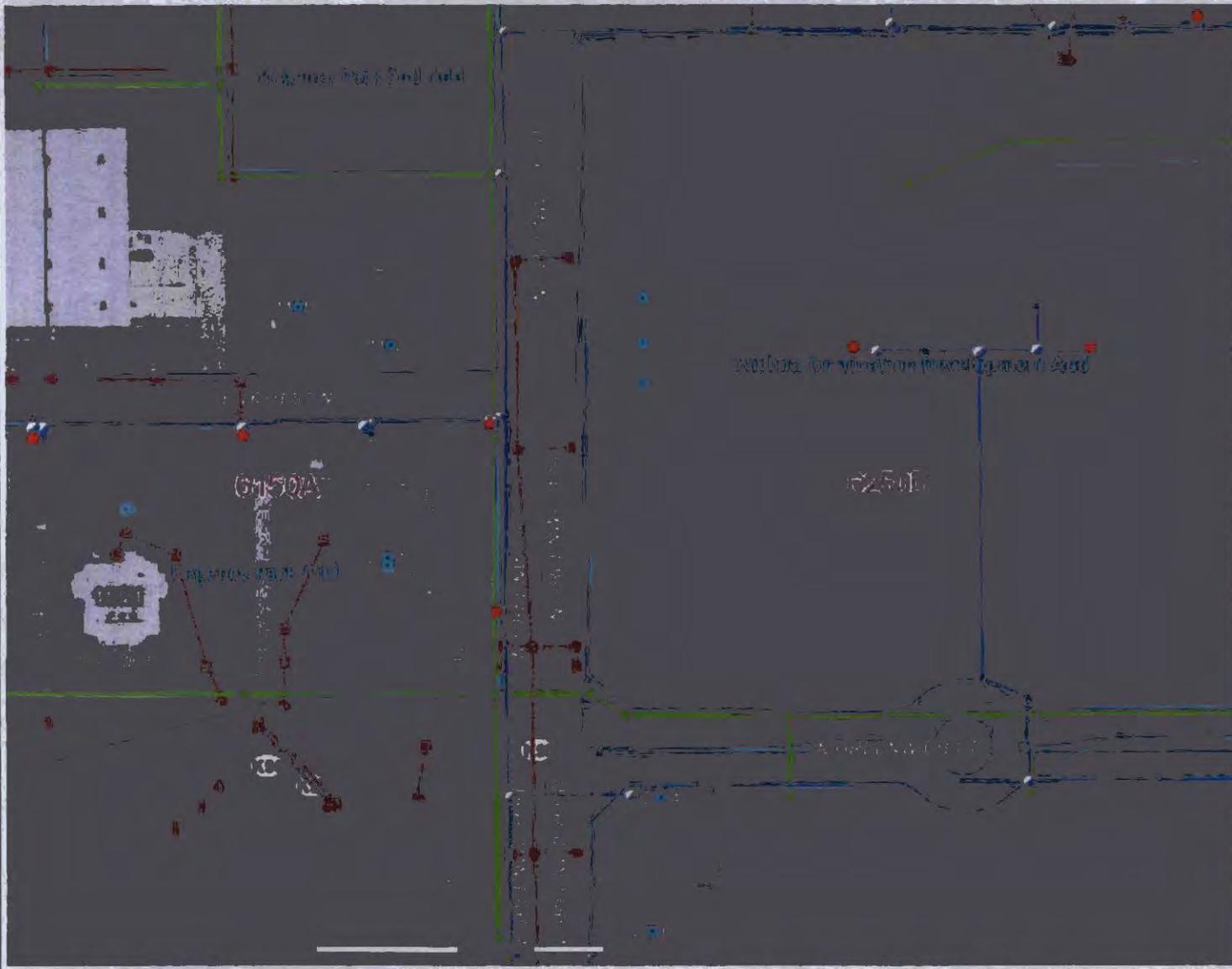
- (1) Per the approval of the Traffic Engineer, vacate a portion of the south 353.86 feet of platted complete access control located north of Greenwich Court of the west property line of Lot 1, Wichita Destination Development Addition to allow one right-in – right-out drive onto Greenwich Road. Provide a dedication of access control allowing the drive with original signatures, to Planning Staff prior to the case going to City Council for final action and subsequent recording at the Register of Deeds.
- (2) Any relocation or reconstruction of utilities, including, but not limited to, Stromwater and Westar's equipment, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the utilities. This must be provided to Planning prior to the case going to City Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense, including the reconstruction of a full curb closing the existing curb cut on the subject site.

- (4) Provide Planning Staff with a legal description of the approved vacated portion of the platted complete access control on a Word document, via e-mail, to be used on the Vacation Order. This must be provided prior to the request proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.

- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-55 public utilities



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

Historic Sites

- Regional
- State
- State/National

Zoning Non-Conformance

- Zoning Non-Conformance

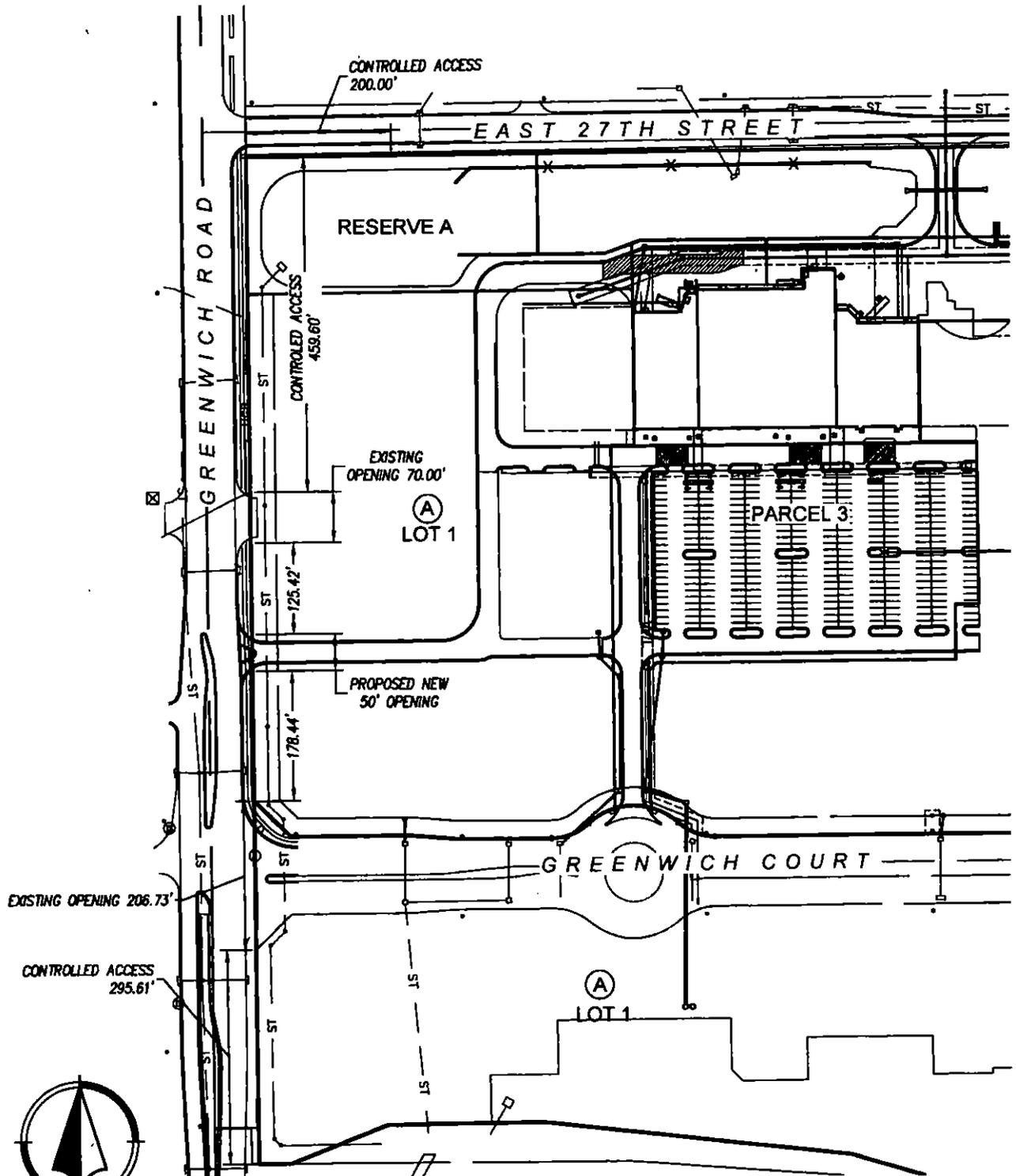
Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

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1:2,445

Proposed Access Opening



Sheet 1 of 1

**Renaissance
Infrastructure
Consulting**

2 New Century Parkway
New Century, Kansas 68031
913.317.9500
www.ri-consult.com

15-0143

Access Control Vacation

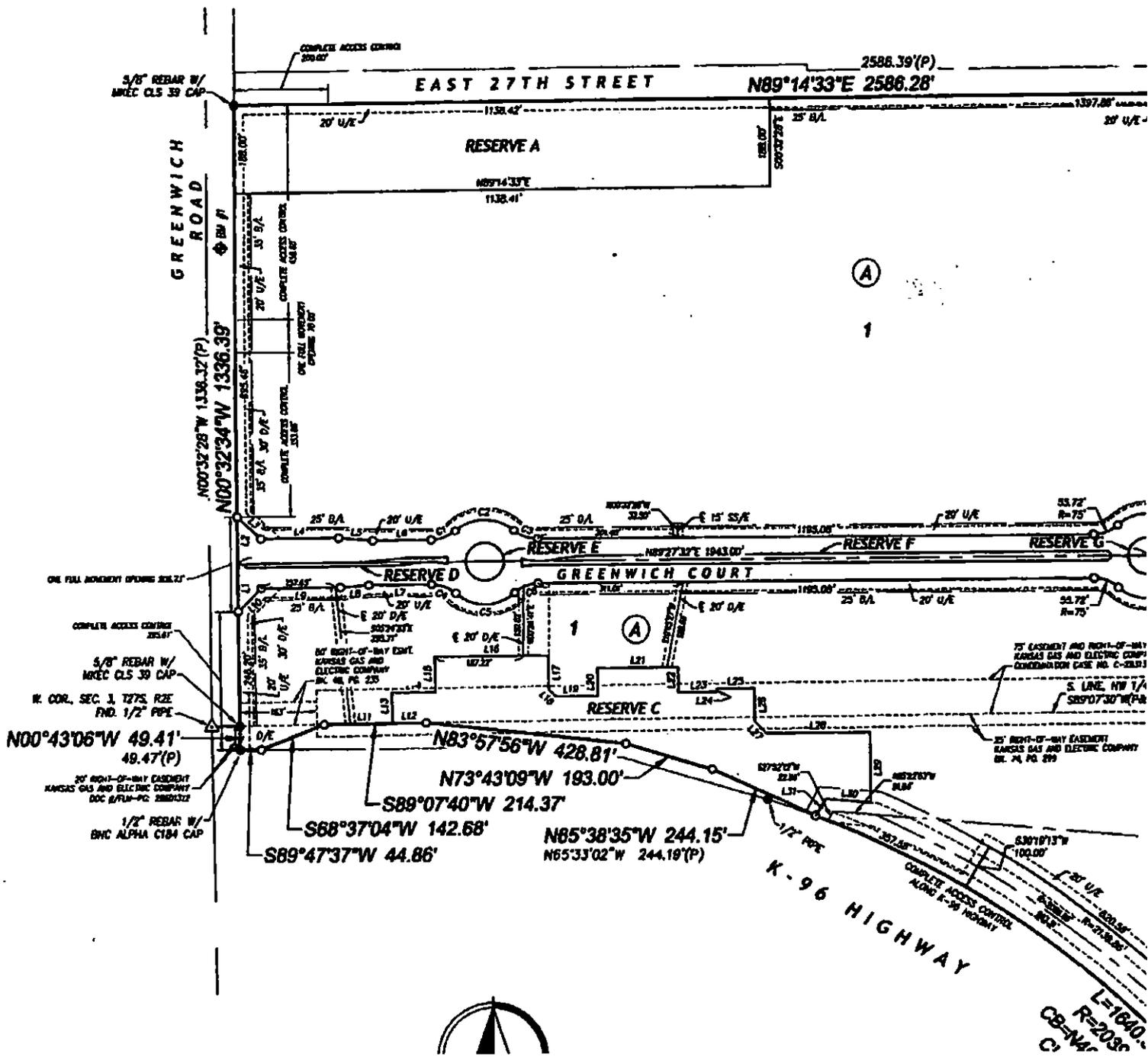
The center of a 50' access control vacation, being 25' each side, being more particularly described as Southerly from the Northwest Corner along the West line of Wichita Destination Development, an addition to Wichita, Sedgwick County, Kansas, a replat of K-96 and Greenwich Addition, a distance of 680.02'.

PL 251-78

VAC 2015-55

WICHITA

AN ADDITIC
A REPLA



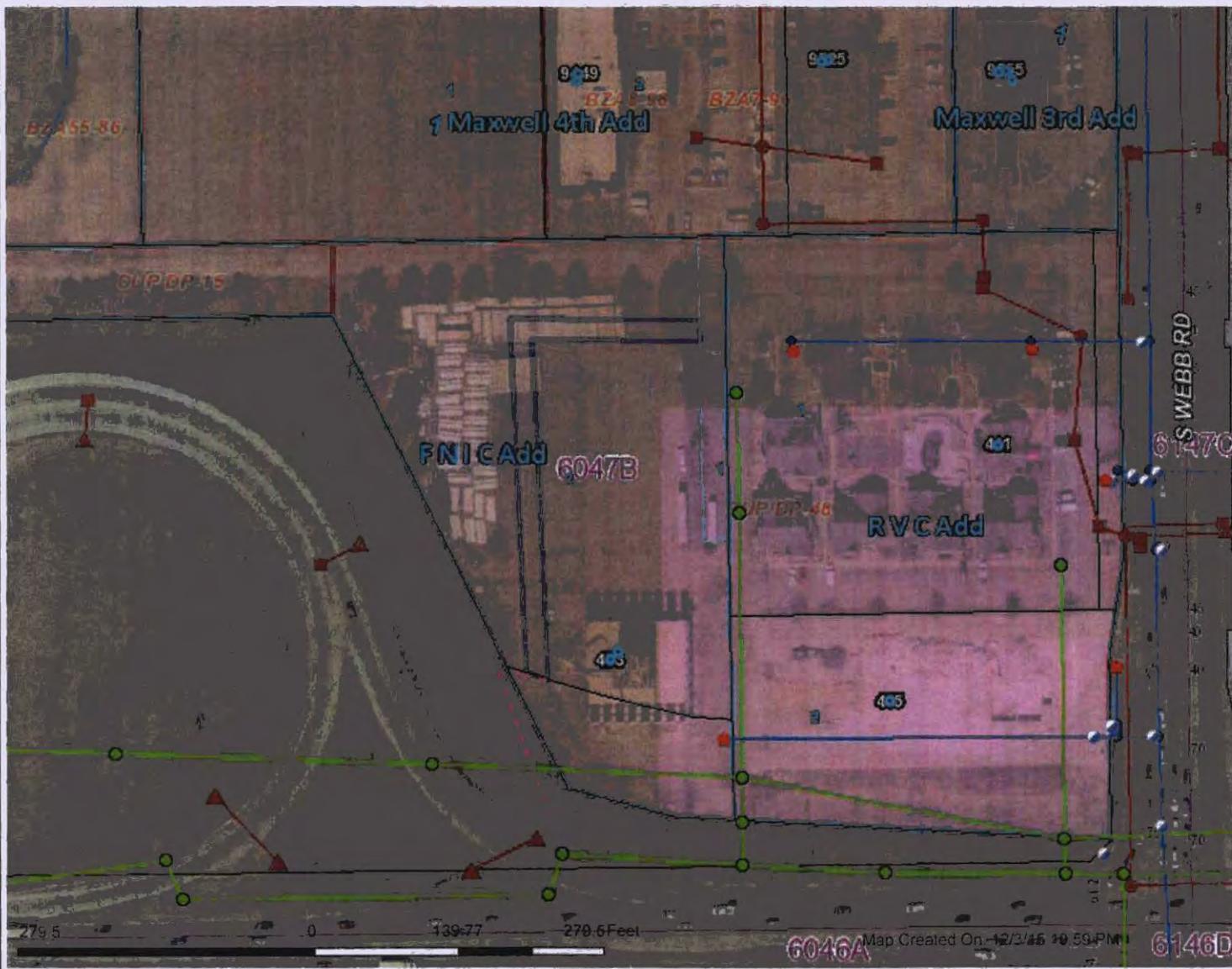
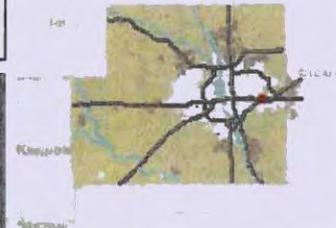
The applicant is requesting the vacation of that portion of a platted 20-foot fire lane easement located on Lot 2, F.N.I.C. Addition. Vacation of the subject access easement needs approval by the Fire Department. There are no public utilities located in the subject fire lane easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described plat. The F.N.I.C. Addition was recorded May 22, 1973.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted fire lane easement.

- (1) As approved by the Fire Department vacate that portion of the platted 20-foot fire lane easement located in Lot 2, F.N.I.C. Addition.
- (2) As needed provide any needed easements for emergency access. These must be provided to Planning prior to the case going to the City Council for final action and subsequent recording with the Register of Deeds.
- (3) As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (5) Provide a legal description of the vacated portion of the platted 20-foot fire lane easement located in Lot 2, F.N.I.C. Addition, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds. The legal description will be used on the Vacation Order.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-56 public utilities



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

Historic Sites

- Regional
- State
- State/National

Zoning Non-Conformance

- Zoning Non-Conformance

Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

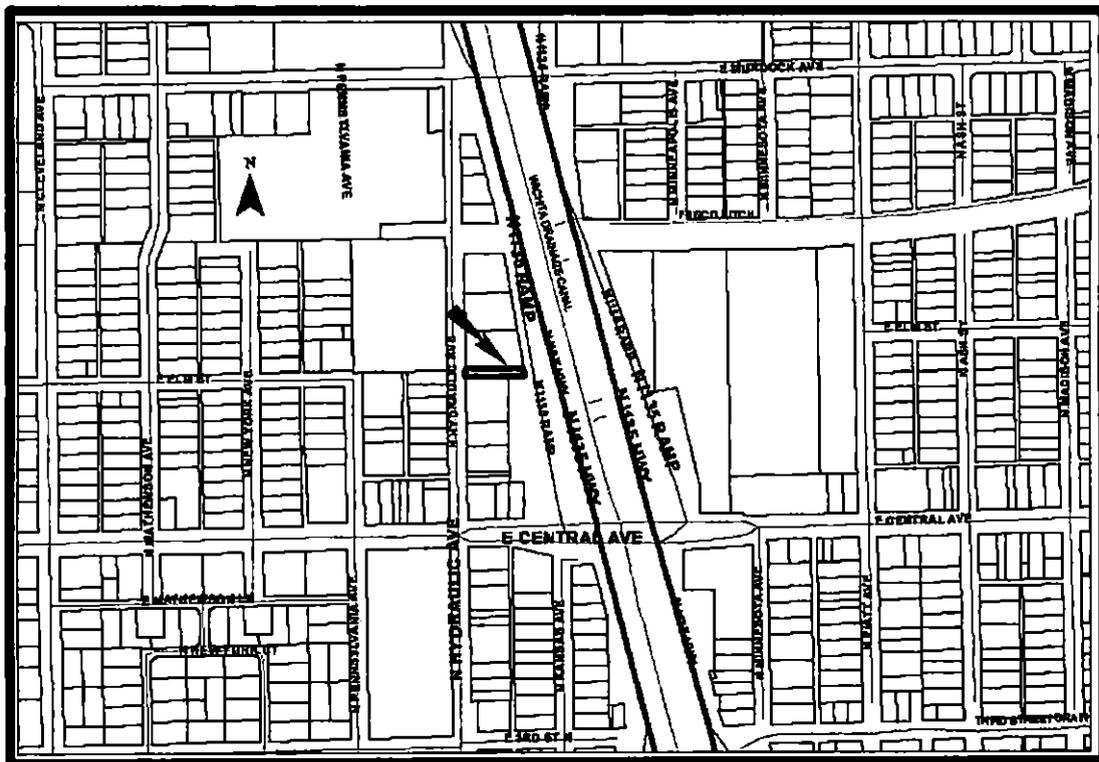
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,677

STAFF REPORT

- CASE NUMBER:** VAC2015-00057 - City request to vacate a platted utility easement
- OWNER/AGENT:** Tim McGinty (owner) KE Miller Engineering PA, c/o Kirk Miller (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the platted 188.79-foot long (x) 25-foot wide utility easement running parallel to the south property line of Lot 3, McGinty Addition, Sedgwick County, Kansas.
- LOCATION:** Generally located on the east side of Hydraulic Avenue and north of Central Avenue (WCC #I)
- REASON FOR REQUEST:** Building expansion
- CURRENT ZONING:** The site and the abutting and adjacent, northern and western properties are zoned LI Limited Industrial. Abutting southern properties are zoned GC General Commercial. Railroad right-of-way separate the site from the adjacent eastern B Multi-Family Residential zoned properties.

VICINITY MAP:



The applicant proposes to vacate the platted 188.79-foot long (x) 25-foot wide utility easement running parallel to the south property line of Lot 3, McGinty Addition. There is a sewer line and manhole in the subject easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject easement. The McGinty Addition was recorded with the Register of Deeds August 12, 1983.

NOTE: VAC2015-00011 vacated the 404.72-foot (x) 20-foot platted utility easement running parallel to the east property lines of Lots 1, 2 and 3 (the subject site), McGinty Addition; approved by the City Council June 23, 2015.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described platted utility easement.

- (1) Abandonment or relocation/reconstruction of any/all utilities, made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide an approved private project plan number for the abandonment /relocation of public utilities. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) Provide Planning with any needed easements, with original signatures, for relocated utilities, prior to this case going to City Council for final action and subsequent recording with the Vacation Order at the register of Deeds.
- (3) Provide Planning with a legal description of the vacated portion of the platted utility easement on a Word document that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-57 public utilities



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking
- Historic Sites
 - Regional
 - State
 - State/National
- Zoning Non-Conformance
- Zoning
 - AFB AIR FORCE BASE
 - B MULTI FAMILY
 - CBD CENTRAL BUSINESS DIST
 - GC GENERAL COMMERCIAL
 - GI GENERAL INDUSTRIAL
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 - SF-20 SINGLE FAMILY

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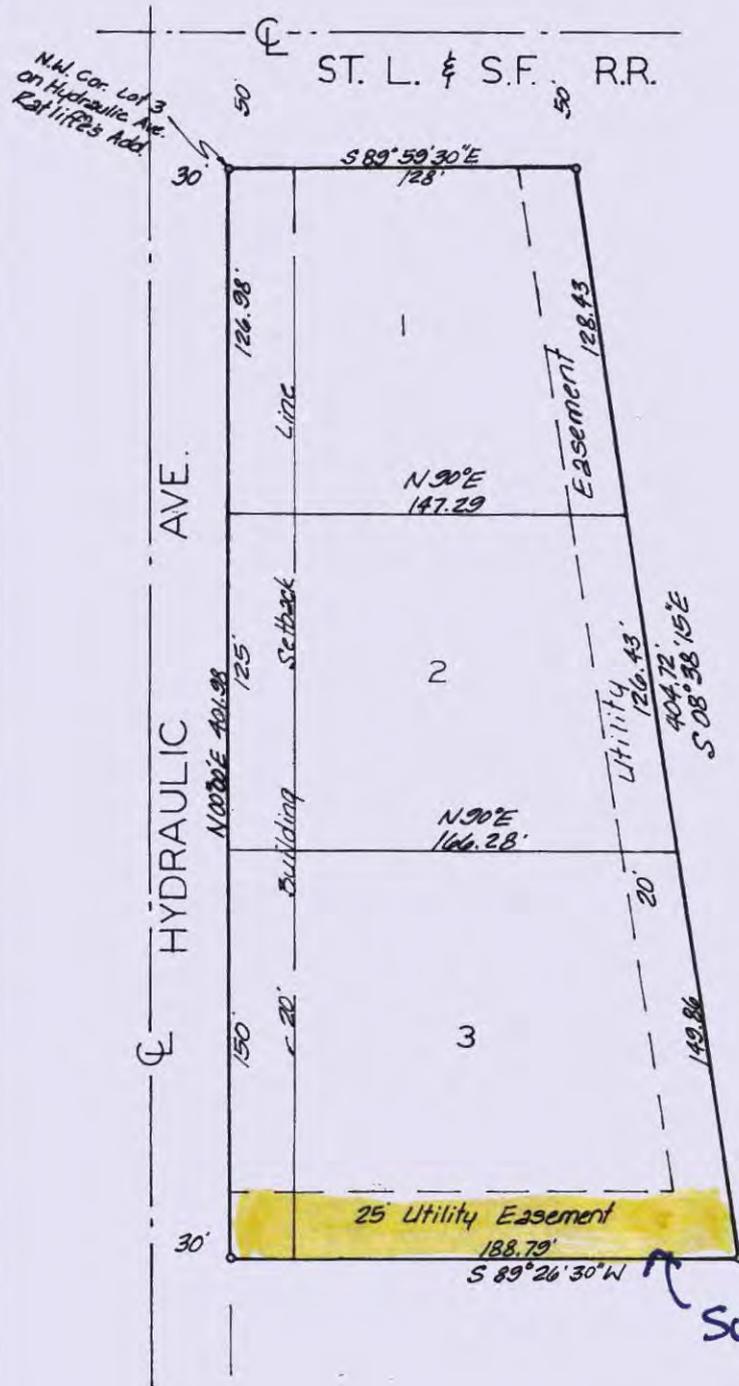
1: 949



MC GINTY

WICHITA, KA

VOC2015-57



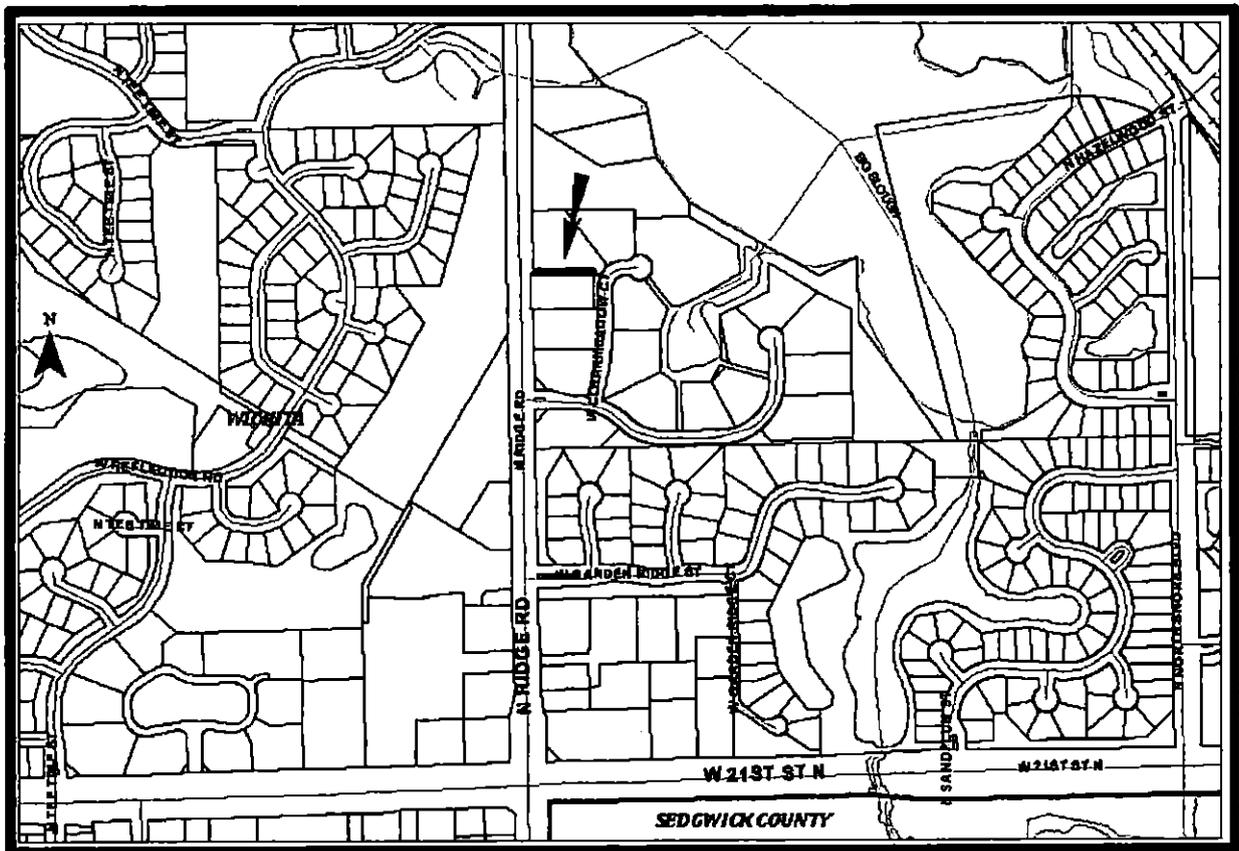
INTERSTATE 135



Subject easement

STAFF REPORT

- CASE NUMBER:** VAC2015-00058 - City request to vacate a platted wall easement
- OWNER/AGENT:** Mark E and Mary S Hutton (owners) Baughman Company, PA, c/o Russ Ewy (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the platted 240.40-foot long (x) 5-foot wide wall easement running parallel to the south property line of Lot 3, Block 1, Mere Ridge Addition, Sedgwick County, Kansas
- LOCATION:** Generally located on-half mile north of 21st Street North on the east of side of Ridge Road, north of Clear Meadow Circle, on the northwest side of Clear Meadow Court (7118 W Clear Meadow Court) WCC VI
- REASON FOR REQUEST:** Not needed
- CURRENT ZONING:** The site and all abutting and adjacent properties are zoned SF-5 Single-Family Residential
- VICINITY MAP:**



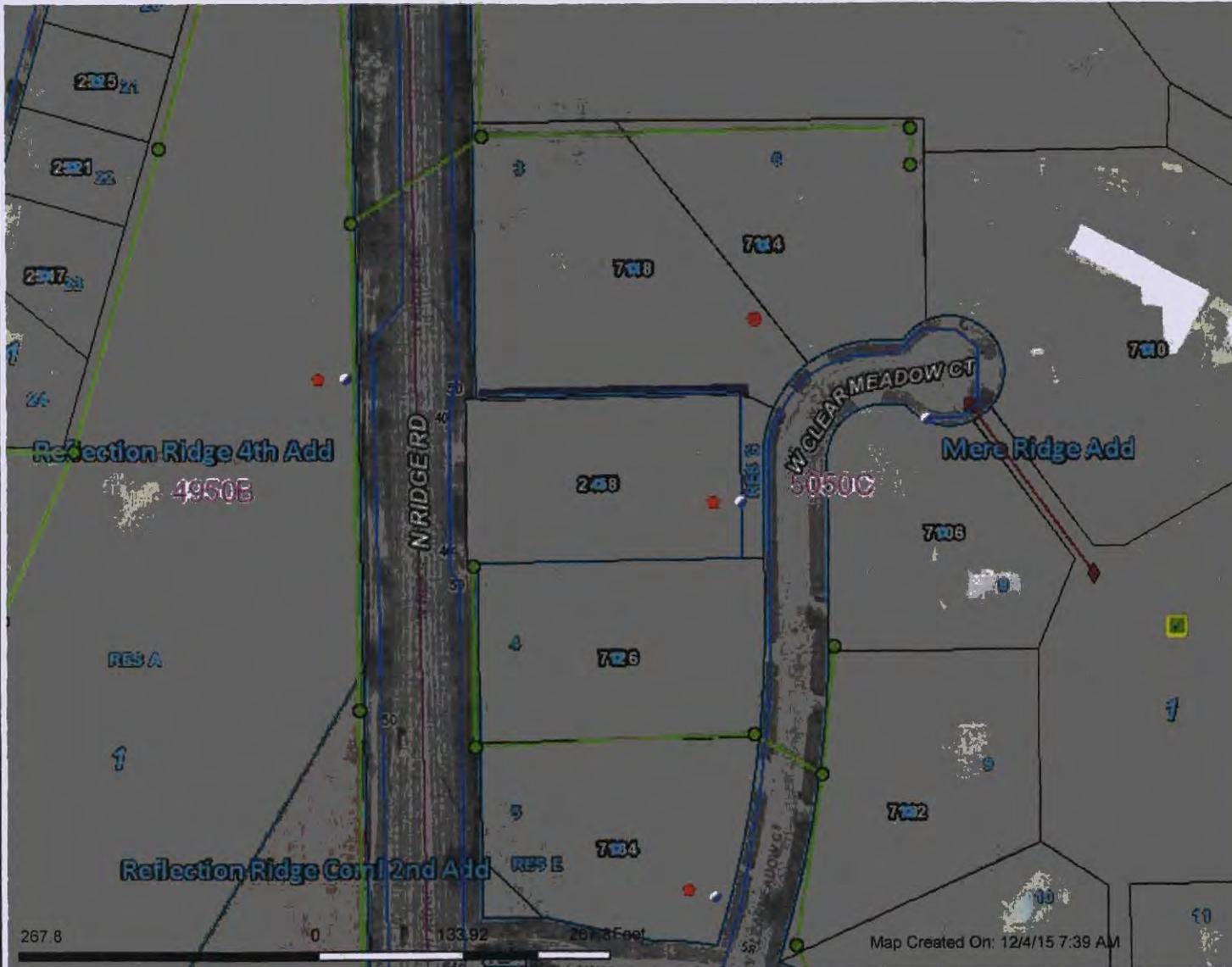
The applicant proposes to vacate the platted 240.40-foot long (x) 5-foot wide wall easement running parallel to the south property line of Lot 3, Block 1, Mere Ridge Addition. Per the plattor's text the wall easement is for the construction and maintenance of a private wall and utilities may cross the wall easement. There is no wall located in the platted wall easement. There does not appear to be any public utilities located in the subject easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject easement. The applicant proposes to dedicate a substitute easement to cover those utilities located within the current wall easement. The Mere Ridge Addition was recorded with the Register of Deeds November 29, 1988.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described platted wall easement.

- (1) Abandonment or relocation/reconstruction of any/all utilities, made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide an approved private project plan number for the abandonment /relocation of public utilities. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) Provide Planning with any needed easements, with original signatures, for relocated utilities, prior to this case going to City Council for final action and subsequent recording with the Vacation Order at the register of Deeds.
- (3) Provide Planning with a legal description of the vacated portion of the platted wall easement on a Word document that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-58 public utilities



E 8-29 A

AN ADDITION TO

VAC2015-58

SCALE: 1" = 100'
• = 1000 AC

CITY OF BIRMINGHAM, DIST. 30th EAST AND
34th SOUTH OF INTERSECTION OF CENTERLINE
FRONT ROAD AND 15th STREET NORTH
ELEV. +100.000 CITY DATED
ELEV. +1320.000 U.S.L.

MINIMUM FID ELEVATION FOR LOTS 1 AND 2 AND LOTS
INCLUDED IN BLOCK 1 SHALL BE 1003.0 U.S.L. 08-1

BY ORD. 10 174
SEC. 3, 1977, 810
OF THE 1977 C.C. & G.
BY 174 000, 022, 27

Access Control (except (1) See Section 11)

Access Control (except (1) See Section 11)

Complete Access Control

Complete Access Control

Complete Access Control

SITE

BLOCK 1
RESERVE "B"

BY ORD. 10 174
SEC. 3, 1977, 810
OF THE 1977 C.C. & G.
POINT OF BEGINNING
(SEE 174)

2000



This digital file
original plat is
Digitized under
Birmingham City



WPC 2015-58

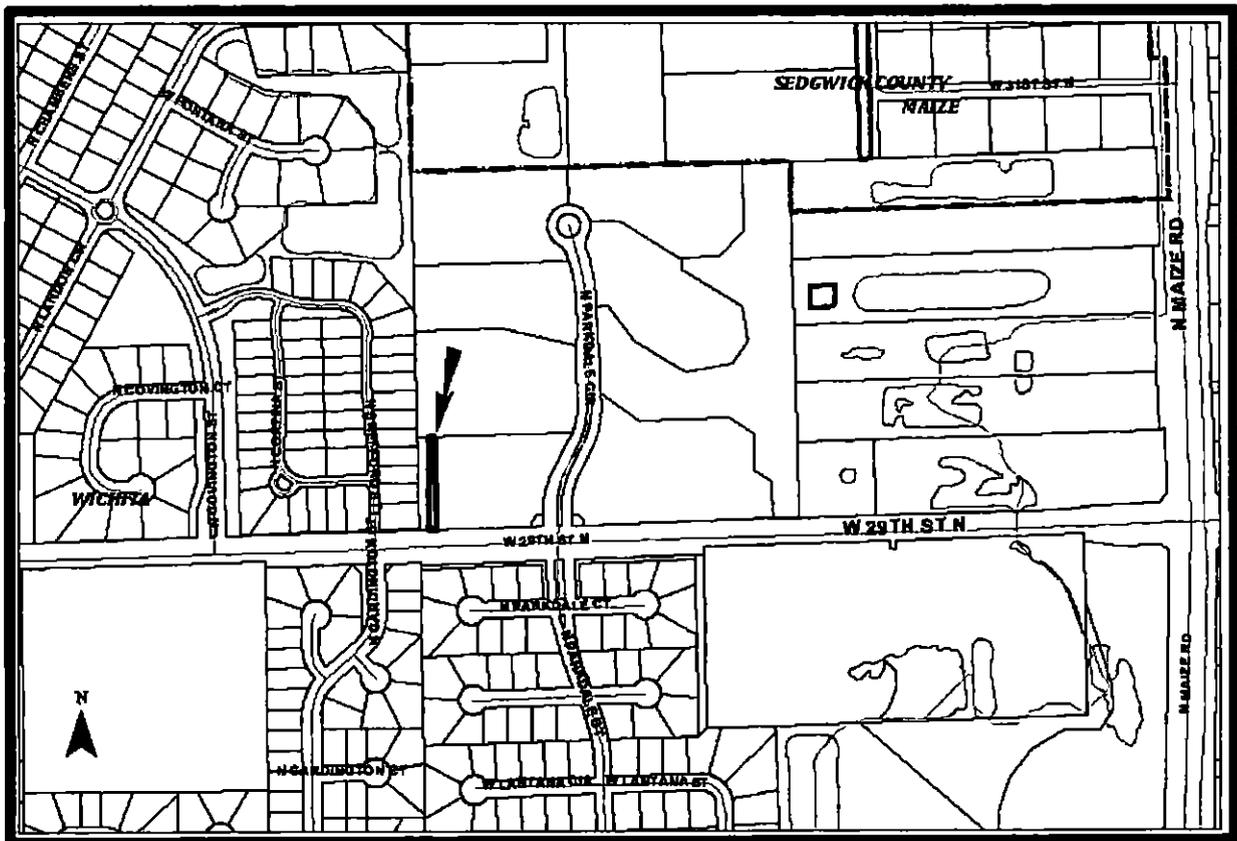
LEGAL DESCRIPTION OF VACATED WALL EASEMENT

Beginning at a point 5.00 feet east of the Southwest Corner of Lot 3, Block 1, Mere Ridge, an Addition to Wichita, Sedgwick County, Kansas; thence continuing east along the south line of said Lot 3, a distance of 235.40 feet to a deflection corner; thence southeasterly along the southeastern-most line of said Lot 3, a distance of 5.52 feet to the intersection with the east line of a 5.00 foot wall easement as granted in said Mere Ridge Addition; thence north along the east line of said wall easement, a distance of 7.37 feet; thence west along the north line of said wall easement, a distance of 240.44 feet to a point 5.00 feet east of the west line of said Lot 3; thence south parallel with the west line of said Lot 3 a distance of 5.00 feet to beginning.

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

STAFF REPORT

- CASE NUMBER:** VAC2015-00059 - Request to vacate a platted utility easement
- OWNER/APPLICANT/AGENT:** Newmarket Office, LLC, c/o David Hambrick (owner/applicant) Professional Engineering Consultants, c/o Charles Brown
- LEGAL DESCRIPTION:** Generally described as vacating the platted 330.02-foot long (x) 20-foot wide utility easement located 40 feet west and running parallel to the west property lines of Parcels A & B, Lot 1, Block 1, New Market Office 2nd Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located west of Maize Road on the north side of 29th Street North, on the west side of North Parkdale Circle WCC V
- REASON FOR REQUEST:** Replace with another utility easement
- CURRENT ZONING:** The site and the abutting north, east and south properties are zoned GO General Office. Abutting west properties are zoned SF-5 Single-Family Residential.
- VICINITY MAP:**



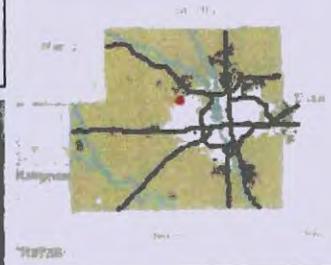
The applicant is requesting the vacation of the platted 330.02-foot long (x) 20-foot wide utility easement located 40 feet west and running parallel to the west property lines of Parcels A & B, Lot 1, Block 1, New Market Office 2nd Addition. The applicant proposes to replace the subject easement with a 20-foot wide utility easement that abuts and runs parallel to the subject properties. There are no public utilities located in the subject utility easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject easement. The New Market Office 2nd Addition was recorded May 19, 2011.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted utility easement.

- (1) As needed provide easements for public utilities, including fire hydrants, a water line and water valves. These must be provided to Planning prior to the case going to the City Council for final action and subsequent recording with the Register of Deeds.
- (2) As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) Provide a legal description of the vacated platted 20-foot utility easement, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds. The legal description will be used on the Vacation Order.
- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2015-59 public utilities



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

Historic Sites

- Regional
- State
- State/National

Zoning Non-Conformance

- Zoning Non-Conformance

Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
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- IP-A INDUSTRIAL PARK - AIRPOF
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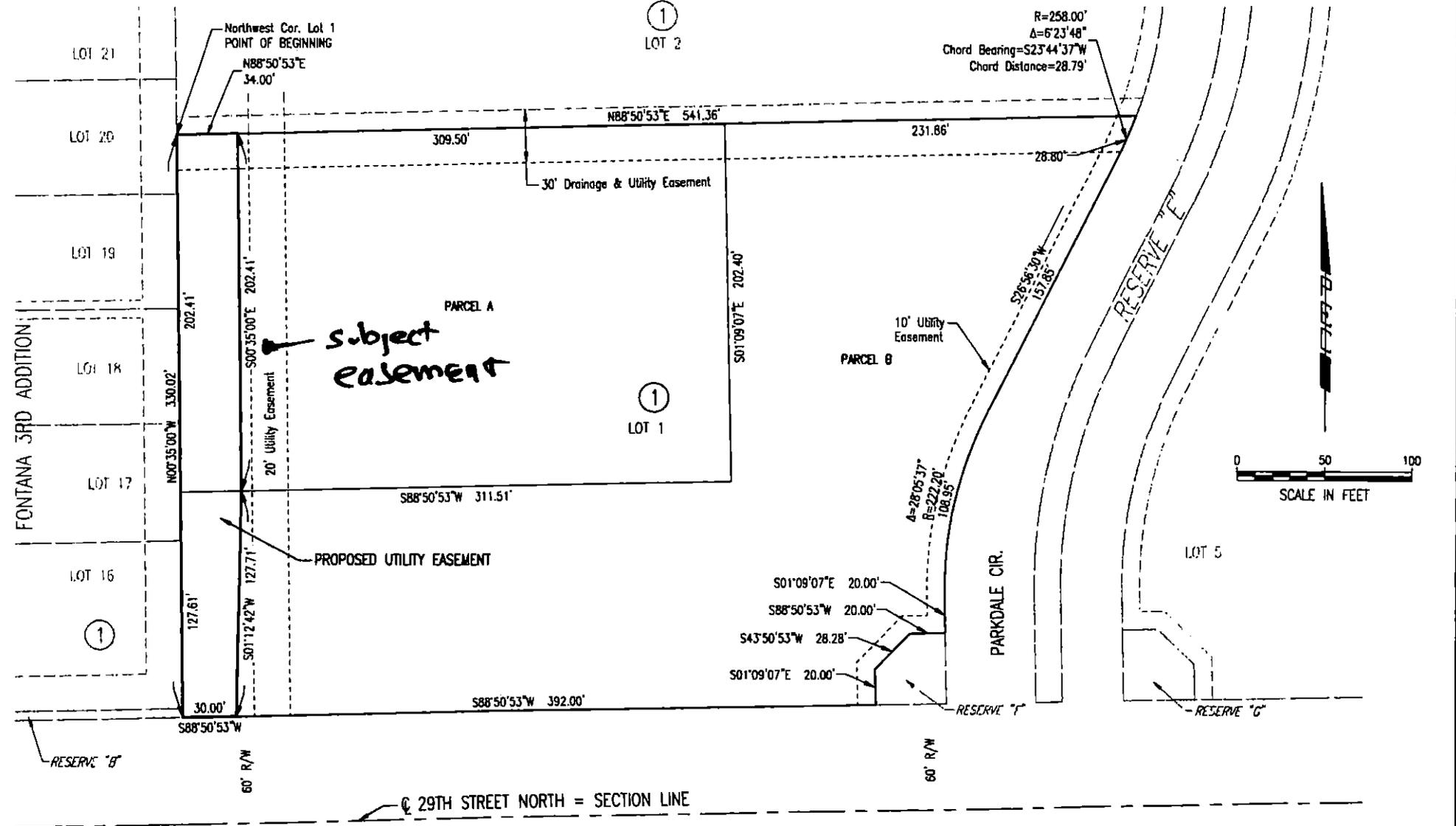
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1: 1,427

Map Created On: 12/4/15 9:16 AM

UAC 2015-59

NEWMARKET OFFICE 2ND



Northwest Cor. Lot 1
POINT OF BEGINNING

①
LOT 2

R=258.00'
Δ=6°23'48"
Chord Bearing=S23°44'37"W
Chord Distance=28.79'

N88°50'53"E
34.00'

N88°50'53"E 541.36'

309.50'

231.86'

30' Drainage & Utility Easement

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

PARCEL A

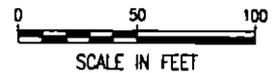
Subject Easement

①
LOT 1

PARCEL B

10' Utility Easement

RESERVE "E"



FONTANA 3RD ADDITION

202.41'

N00°35'00"W 330.02'

20' Utility Easement

202.41'

500°35'00"E 202.41'

S88°50'53"W 311.51'

S01°09'07"E 202.40'

PARKDALE CIR.

LOT 5

A=28°05'37"
B=22°22'20"
108.95'

RESERVE "F"

RESERVE "G"

30.00'

S88°50'53"W 392.00'

S01°09'07"E 20.00'

S88°50'53"W 20.00'

S43°50'53"W 28.28'

S01°09'07"E 20.00'

RESERVE "B"

60' R/W

29TH STREET NORTH = SECTION LINE

60' R/W

Vertical text on the left margin, likely a title block or reference information.

VDC2015-59

Legal Description
of Area to be Vacated

Lot 1, Block 1, Newmarket Office 2nd Addition

The platted 20' Utility Easement in Lot 1, Block 1, Newmarket Office 2nd Addition to Wichita, Sedgwick County, Kansas, more particularly described as the east 20' of the west 60' of Lot 1, Block 1, Newmarket Office 2nd Addition to Wichita, Sedgwick County, Kansas.

UTILITY EASEMENT

THIS EASEMENT made this 2nd day of October, 2015, by and between Newmarket Office, LLC, of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, operating, maintaining, and repairing public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Part of Lot 1, Block 1, Newmarket Office 2nd, an addition to Wichita, Sedgwick County, Kansas described as follows:

BEGINNING at the Northwest Corner of said Lot 1, Block 1; Thence Bearing North 88°50'53" East, along the North line of said lot, a distance of 34.00 feet; Thence Bearing South 00°35'00" East, parallel with and 34.00 feet east of the west line of said Lot 1, a distance of 202.41 feet; Thence Bearing South 01°12'42" West, a distance of 127.71 feet to the south line of said Lot 1; Thence Bearing South 88°50'53" West, along said south line, a distance of 30.00 feet to the southwest corner of said Lot 1; Thence Bearing North 00°35'00" West, along the west line of said Lot 1, a distance of 330.02 feet to the **POINT OF BEGINNING**. (said easement containing 0.252 acres, more or less)

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such public utilities.

IN WITNESS WHEREOF: The said first party have signed these presents the day and year first written.

NEWMARKET OFFICE, LLC

By: 
Jerry D. Jones, Vice President

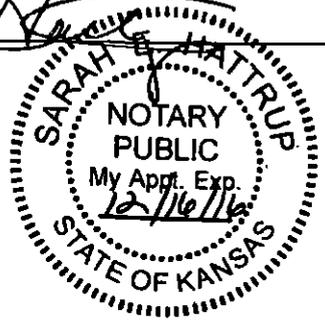
STATE OF KANSAS)
)SS
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid Jerry D. Jones, Vice President of Newmarket Office, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated this 2nd day of October, 2015.


Notary Public

My Commission Expires: 12/16/16



APPROVED AS TO FORM:

Jennifer Magana, City Attorney and Director of Law