

C. DUKE ADDITION TO SEDGWICK COUNTY, KANSAS

12/14/03

CERTIFICATE OF SURVEY

State of Kansas)
) SS
County of Sedgwick)

I, Jeffrey L. Dettmann, licensed and authorized to practice surveying in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting "C. Duke Addition" an addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows:

A tract of land lying in the Northeast Quarter of Section 23, Township 28 South, Range 2 West of the Sixth Principal Meridian described as Commencing at the Northeast corner of said Quarter; thence along the North line of said Quarter on an assumed bearing of N 90°00'00" W for 1059.71 feet to the point of beginning; thence continuing N 90°00'00" W along the North line of said Quarter for 435.60 feet; thence S 00°00'00" W for 500.00 feet; thence N 90°00'00" E for 435.60 feet; thence N 00°00'00" E for 500.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 10th Day of December, 2003.

Jeffrey L. Dettmann L.S. #950

OWNER'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

Know all men by these presents that I the undersigned owner of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and a block. The same to be known as C. Duke Addition to Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The 60' Street Right-of-Way along 47th Street South is hereby dedicated to and for the use of the public. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat and all drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

Katherine A. Toon Co-Trustee
Katherine A. Toon Revocable Trust

Theodore J. Toon Co-Trustee
Katherine A. Toon Revocable Trust

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This instrument was acknowledged before me on the _____ day of _____, 2003.

_____, Notary Public
Brian Pellham

My commission expires: _____

PLANNING AGENCY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat of "C. Duke Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

At the direction of the City Council,

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Pat Graves, City Clerk

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

Tricia L. Robello #1246
Deputy County Surveyor
Sedgwick County, Kansas

GOVERNING BODY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2003.

_____, Chairman
Tim R. Norton, Chairman

ATTEST:

_____, County Clerk
Don Brace

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace

REGISTER OF DEEDS CERTIFICATE

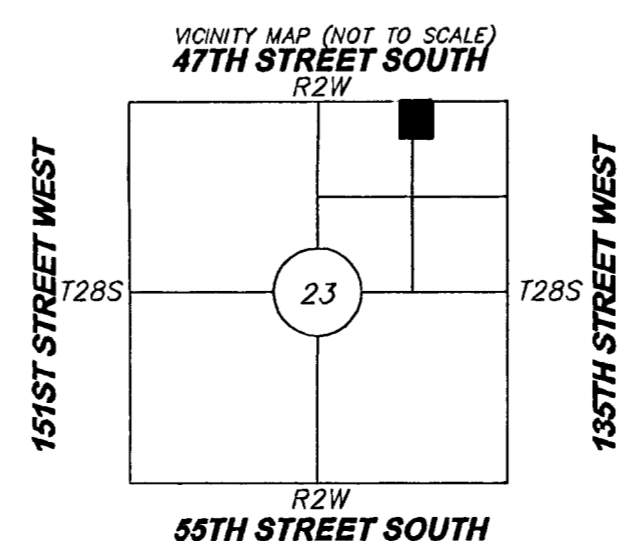
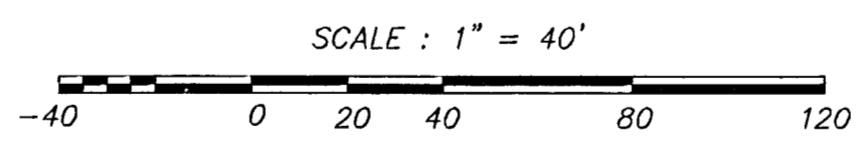
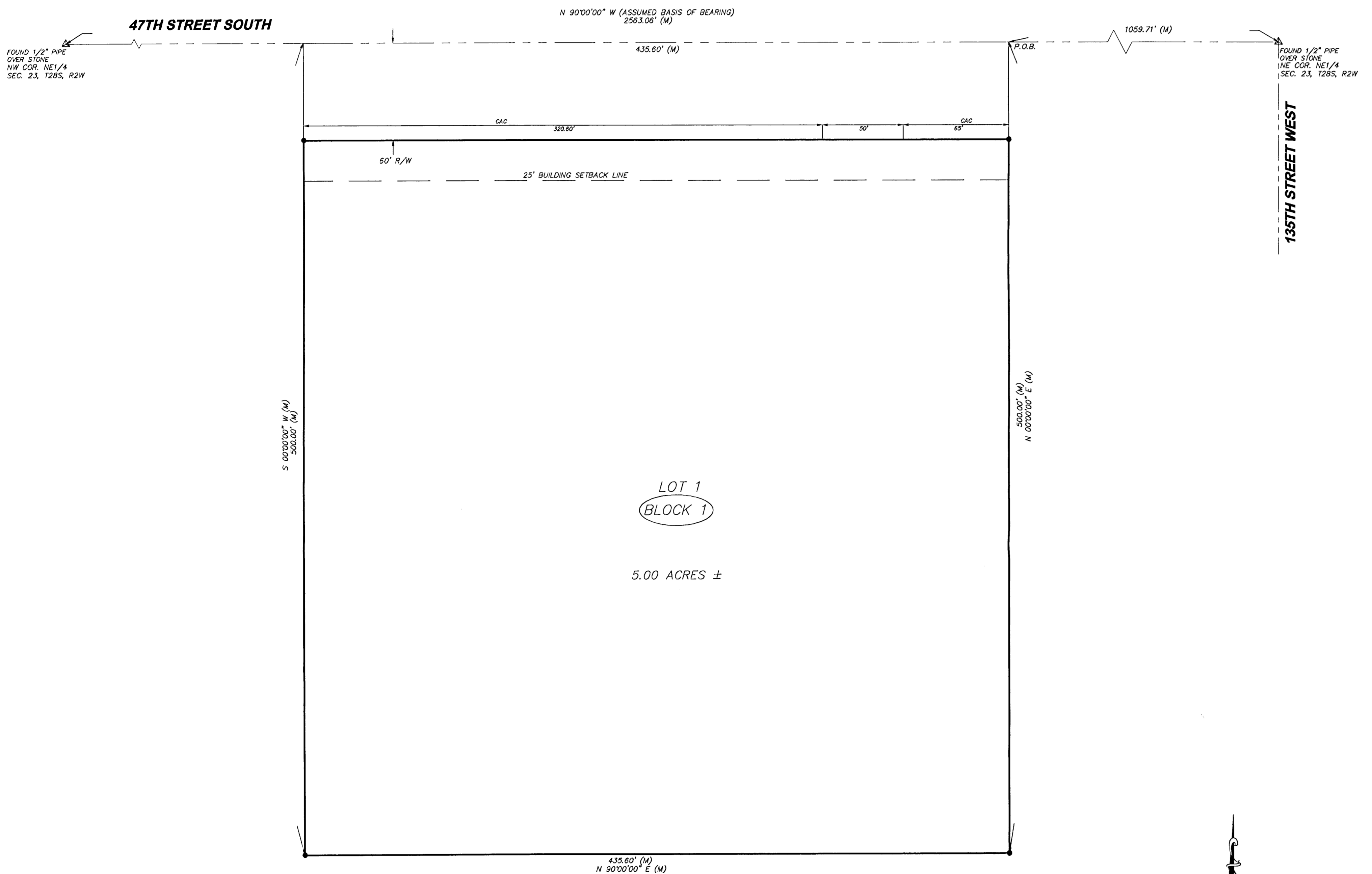
State of Kansas)
) SS
County of Sedgwick)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m.-p.m., on the _____ day of _____, 2003.

_____, Register of Deeds
Bill Meek

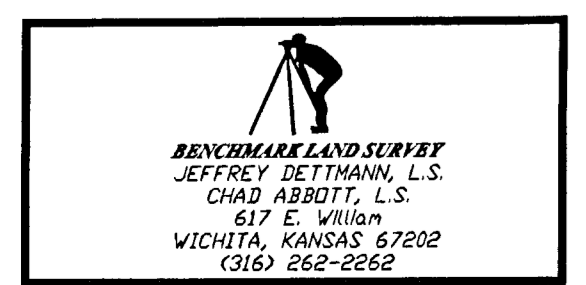
_____, Deputy
Linda Kizzire

Entered on transfer record this _____ day of _____, 2003.



BENCHMARK:
SQUARE CUT ON NORTHWEST CORNER OF HUBGUARD, RCB
1,000 FEET SOUTH OF NORTHWEST CORNER OF SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 2 WEST.
ELEVATION = 1356.44 (M.S.L.)

LEGEND:	
(M)	= MEASURED OR CALCULATED FROM MEASUREMENT
(P)	= PLATTED
●	= SET 1/2" REBAR WITH #950 CAP
▲	= FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
(CAC)	= COMPLETE ACCESS CONTROL





Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2003

Benchmark Land Survey
617 E. William
Wichita, KS 67202

RE: SUB 2003-109 -- One-Step Final Plat of Duke Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Benchmark Land Survey
617 E. William
Wichita, KS 67202

RE: SUB 2003-109 -- One-Step Final Plat of Duke Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed.*
- F. The plat denotes one opening along 47th St. South. *The access controls have been approved.*
- G. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth

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consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)

- H. County Engineering has requested a 60-ft half-street right-of-way width along 47th St. South. The 25-ft right-of-way dedication referenced in the plat's text shall be deleted.
- I. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat and reference Carlos Mayans, Mayor and Karen Schofield, City Clerk.
- J. The MAPC signature block needs to reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- K. The final plat tracing shall be submitted with a revised name as an Addition now within Sedgwick County exists with the name "Duke's Addition". It is recommended that a greater name distinction be created by adding a first name or initial.
- L. The north property line shall be denoted with a bold line.
- M. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water 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.

- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. SBC has requested additional easements.
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 23, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Katherine and Theodore Toon, 13801 W. 47th St. So., Clearwater, KS 67026
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 10/16/03)

CASE NUMBER: SUB 2003-109 -- DUKE ADDITION

OWNER/APPLICANT: Theodore and Catherine Toon, 13801 W. 47th St. South, Clearwater, KS 67026

SURVEYOR/ENGINEER: Benchmark Land Survey, 617 E. William, Wichita, KS 67202

LOCATION: South side of 47th St. South, West of 135th St. West

SITE SIZE: 5 Acres

NUMBER OF LOTS

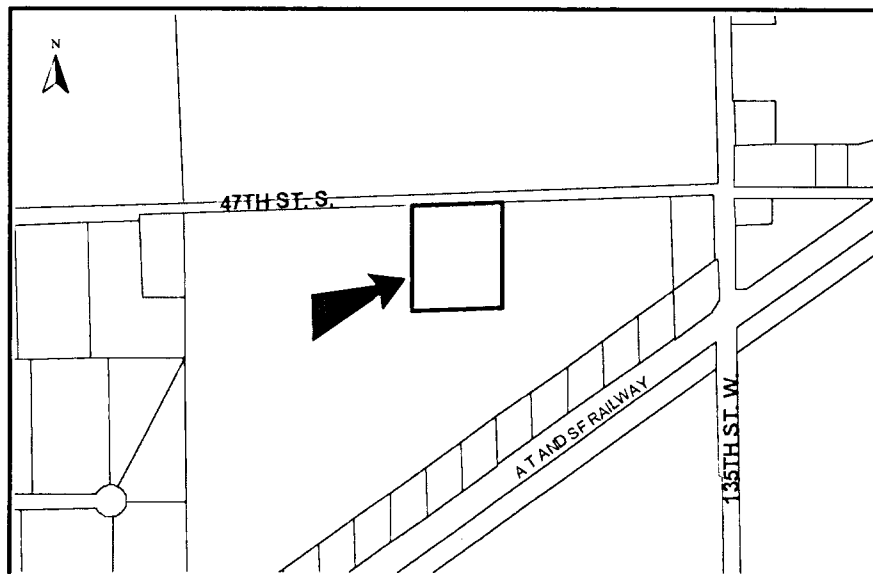
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-109 -- One-Step Final Plat of DUKE ADDITION
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NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed.**
- F. The plat denotes one opening along 47th St. South. **The access controls have been approved.**
- G. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- H. **County Engineering** has requested a 60-ft half-street right-of-way width along 47th St. South. The 25-ft right-of-way dedication referenced in the plat's text shall be deleted.
- I. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat and reference Carlos Mayans, Mayor and Karen Schofield, City Clerk.
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SUB 2003-109 -- One-Step Final Plat of DUKE ADDITION
October 23, 2003 - Page 3

- L. The north property line shall be denoted with a bold line.
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- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water 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.
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