

# MY HOUSE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MY HOUSE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lot 21, Vandale, Sedgwick County, Kansas, together with the north half of Lot 28 in said Vandale.

This plat of "MY HOUSE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

All being situated in the NE 1/4 of Sec. 29, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

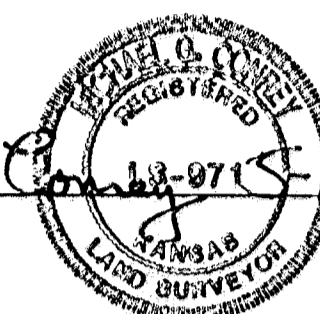
Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

\_\_\_\_\_, Chair  
Ronald L. Marnell

\_\_\_\_\_, Secretary  
John L. Schlegel

Michael A. Conroy, Surveyor  
Michael G. Conroy



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

My House, LLC

\_\_\_\_\_, Manager  
Lee Harp

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

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

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

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 12<sup>th</sup> day of May, 2004, by Lee Harp, Manager of My House, LLC, on behalf of the limited liability company.

SUSAN K. MONETTE  
Notary Public - State of Kansas  
My Exp. Expires 11-9-07

Susan K. Monette, Notary Public  
Susan K. Monette

My App't. Exp. 11-9-07

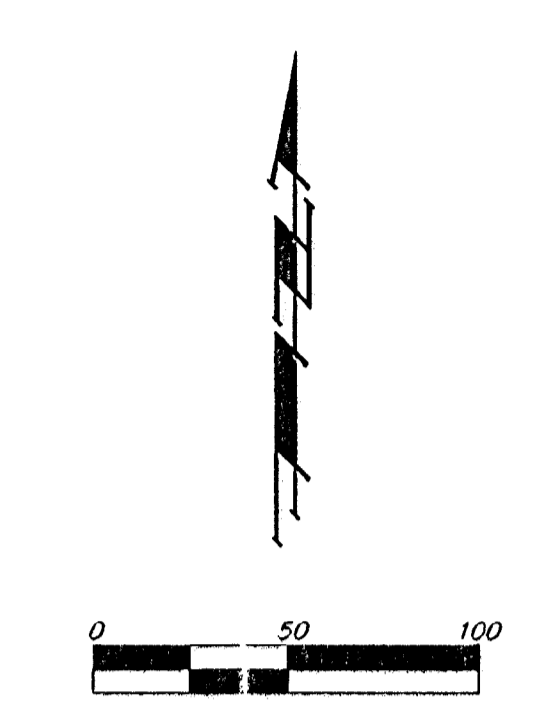
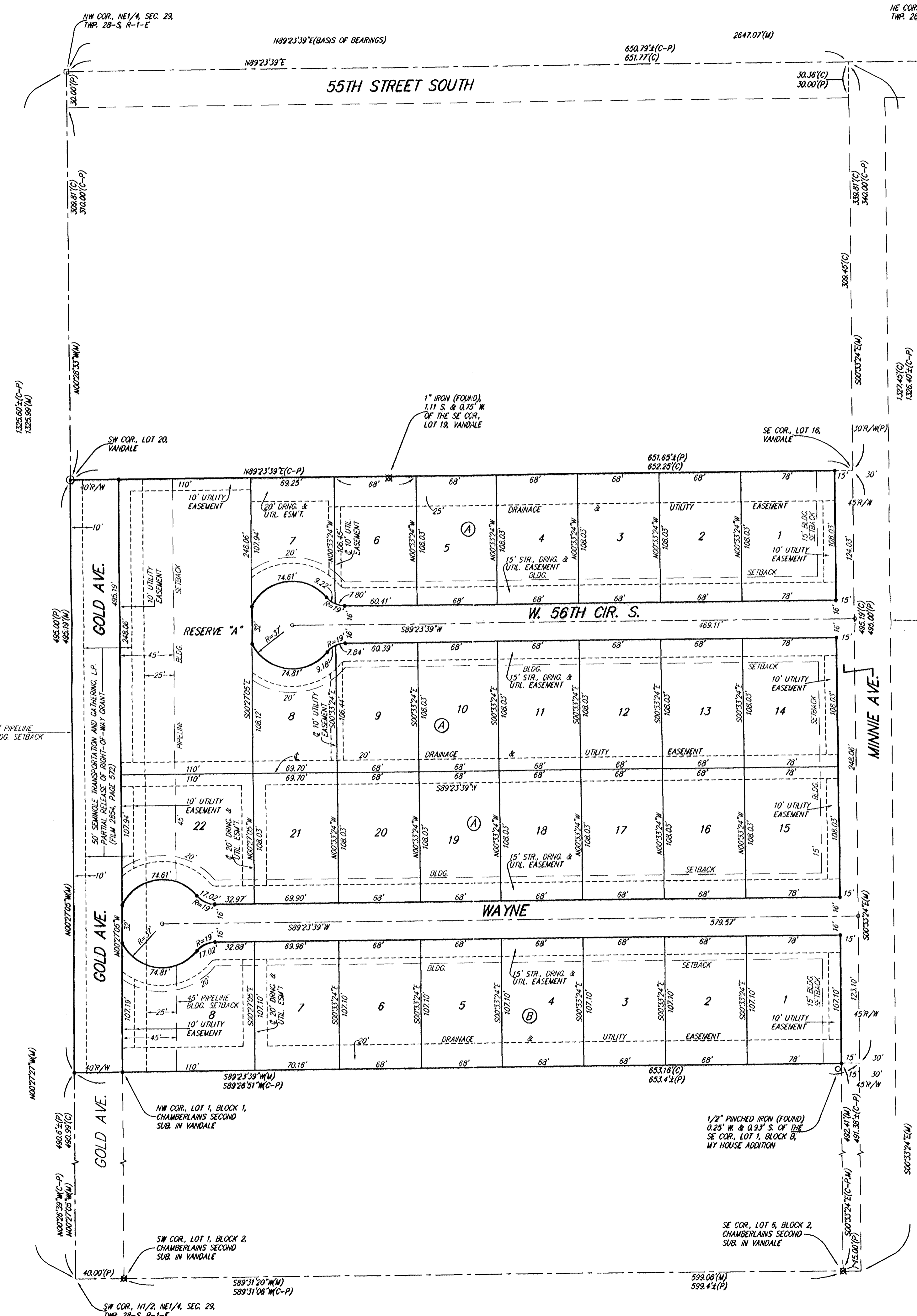
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ⊙ = #4 REBAR (FOUND)
  - ⊗ = 1" IRON (FOUND)
  - ⊠ = 1/2" PINCHED IRON (FOUND)
  - = 3/4" IRON (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(C) = CALCULATED  
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
7, 8, 21, 22	A	820

BENCHMARK:  
CITY OF WICHITA BENCHMARK DISC. 00RD AND 55TH ST. S. 45.00' W. OF 1/4 SEC. COR. IRON 48.00' N. OF 1/4 SEC. COR. IRON 44.50' N. OF 1/4 SEC. ST. S. 85.40' NW. OF 1/4 SEC. COR. IRON 126.50' W. OF 1/4 PALISADE 54.50' NW. OF 1/4 OF POWER POLE ELEV. = 81.38 CITY DATUM (1268.76 NGVD 29)

NOTE:  
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grade or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

NOTE:  
BLANKET RIGHT-OF-WAY AGREEMENT GRANTED TO CITIES SERVICE OIL COMPANY RECORDED IN MISC. BOOK 371, PAGE 494, (AND PARTIALLY RELEASED AS TO THAT PORTION OF SAID RIGHT-OF-WAY AGREEMENT LYING WITHIN CHAMBERLAIN'S SECOND SUBDIVISION IN VANDALE IN MISC. BOOK 441, PAGE 471), AND IN MISC. BOOK 374, PAGE 571, (AND PARTIALLY RELEASED AS TO THAT PORTION OF SAID RIGHT-OF-WAY AGREEMENT LYING WITHIN SAID CHAMBERLAIN'S SECOND SUBDIVISION IN VANDALE IN MISC. BOOK 441, PAGE 471), THE TELECOMMUNICATION RIGHTS HAVING BEEN TRANSFERRED TO SEA BREEZE COMMUNICATION COMPANY PURSUANT TO AN UNRECORDED AGREEMENT DATED MAY 17, 1999, AS AMENDED AND RESTATED, (SUCH TRANSFERRED/CONTRIBUTED RIGHT, TITLE, AND INTEREST RELATED TO THE RIGHT TO INSTALL AND OPERATE FIBER OPTIC TELECOMMUNICATION NETWORKS AND RELATED FACILITIES ON THE RIGHT-OF-WAY), BY SEAWHOLE TRANSPORTATION AND CATERING, L.P., THE CURRENT ASSIGNEE, IS IN THE PROCESS OF BEING CONTINUED THIS SEVENTH DAY OF APRIL, 2004.





**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 25, 2004

Baughman Company  
315 Ellis  
Wichita, KS 67211

RE: SUB 2003-111 -- Final Plat of My House Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 2004, 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 March 19, 2004.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Lee Harp, 10300 W. Central, Wichita, KS 67212  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 19, 2004

Baughman Company  
315 Ellis  
Wichita, KS 67211

RE: SUB 2003-111 -- Final Plat of My House Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 18, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the drainage plan. The drainage plan is approved.
- D. The Applicant shall guarantee the paving of the proposed streets.
- E. MAPD and Traffic Engineering recommend the Applicant provide a 40-ft dedication of street right-of-way along the west property line in order to provide potential street connection to adjoining properties. The cul-de-sacs should be extended to this 40-ft street dedication.

The street dedication has been platted as requested.

- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

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- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. GIS needs to comment on the plat's street names. W 56<sup>th</sup> S needs to be revised to "W 56<sup>th</sup> Cir S".
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- K. On the final plat, reference to the "45-ft building setback" shall further note that the setback line is a Building Setback Line for the STG, Inc. Pipeline.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.

- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.**
- U. 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](mailto: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, March 25, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> 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: Lee Harp, 10300 W. Central, Wichita, KS 67212  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**

(Final Plat Approved 3/18/04; Preliminary Plat Approved 10/16/03)

**CASE NUMBER:** SUB 2003-111 -- MY HOUSE ADDITION

**OWNER/APPLICANT:** Lee Harp, 10300 W. Central, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 55th St. South, West of Broadway

**SITE SIZE:** 7.26 Acres

**NUMBER OF LOTS**

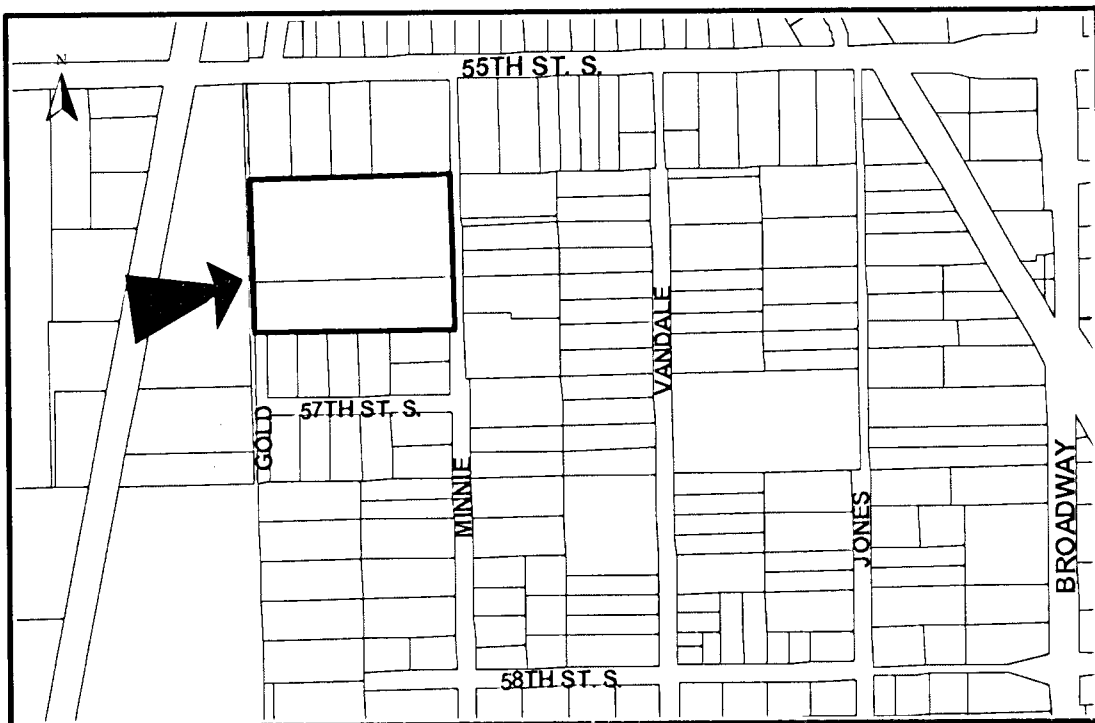
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	<u>30</u>

**MINIMUM LOT AREA:** 7,344 Sq. Ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of Lots 21 and 28, Vandale Addition.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the drainage plan. *The drainage plan is approved.*
- D. The Applicant shall guarantee the paving of the proposed streets.
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**SUB 2003-111 -- Final Plat of MY HOUSE ADDITION**  
**March 25, 2004 - Page 3**

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