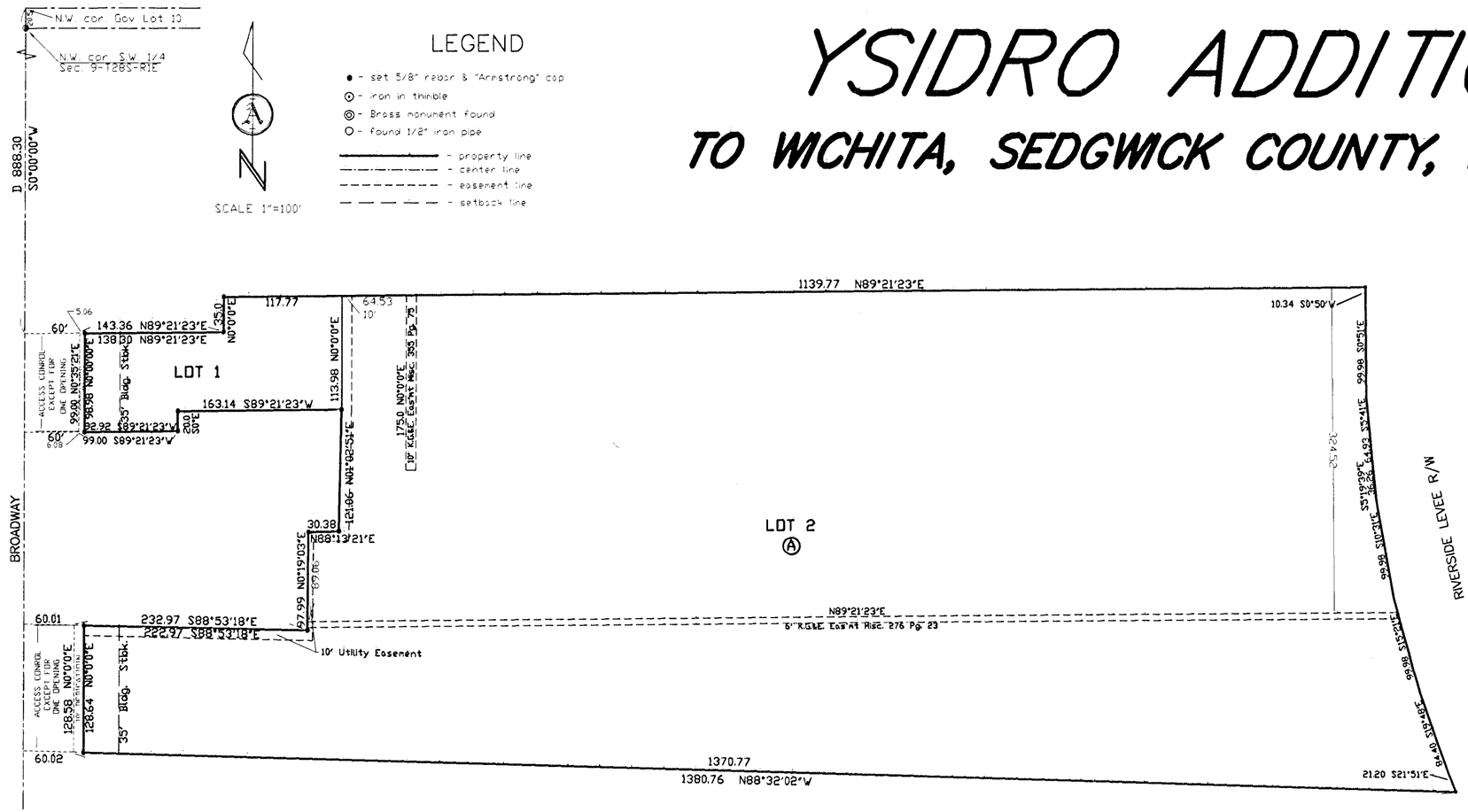
3264

YSIDRO ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____day of _____, 200_.

_____, Chairman
Ronald L. Marnell

_____, Secretary
John L. Schlegel

Reviewed in accordance with K.S.A. 58-2005 on this _____day of_____2004.

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

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

_____, Deputy City Clerk
Karen Schofield

Entered on transfer record the _____day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of_____, 2004, I have surveyed and platted "YSIDRO ADDITION" to Sedgwick County, Kansas, into Lots and a Block the same being the same described as follows:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 10, AS ESTABLISHED BY DISTRICT COURT CASE NO. 19897 IN THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE S0°00'00W ALONG THE WEST LINE OF SAID S.W.1/4, 888.30 FEET; THENCE N89°21'23"E PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 10, 54.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY OF U.S. HIGHWAY #81; THENCE N89°21'23"E PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 10, 143.36 FEET; THENCE N0°00'E PARALLEL WITH THE WEST LINE OF SAID S.W.1/4, 35.00 FEET; THENCE N89°21'23"E PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 10, 1139.77 FEET TO THE WEST LINE OF THE RIVERSIDE LEVEE AS DESCRIBED IN COUNTY DISTRICT COURT CASE A48670; THENCE SOUTHERLY ALONG SAID WEST LINE OF RIVERSIDE LEVEE, SAID LINE BEING ALONG A 4°49.88' CURVE DESCRIBED BY THE FOLLOWING BEARINGS AND DISTANCES; THENCE S0°50'01"W, 10.34 FEET; THENCE S0°51'00"E, 99.98 FEET; THENCE S5°41'00"E, 64.93 FEET THENCE S5°19'39"E, 36.26 FEET; THENCE S10°31'00"E, 99.98 FEET; THENCE S15°21'00"E, 99.98 FEET; THENCE S19°48'00"E, 84.40 FEET; THENCE S21°51'00"E, 21.20 FEET TO THE NORTH LINE OF AUKERMAN TRACT AS DESCRIBED IN DEED RECORD 362 PAGE 185; THENCE N88°32'02"W ALONG THE NORTH LINE OF SAID AUKERMAN TRACT, 1380.76 FEET TO THE EAST LINE OF SAID U.S. HIGHWAY #81; THENCE N0°00'E ALONG SAID WEST LINE, 128.58 FEET; THENCE S88°53'18"E, 232.97 FEET; THENCE N0°19'03"E, 97.99 FEET; THENCE N89°13'21"E, 30.38 FEET; THENCE N1°02'51"E, 121.06 FEET; THENCE S89°21'23"W, 163.14 FEET; THENCE S0°00'E, 20.00 FEET; THENCE S89°21'23"W, 99.0 FEET TO THE EAST LINE OF SAID U.S. HIGHWAY #81; THENCE N0°35'21"E ALONG SAID EAST LINE, 99.00 FEET TO THE POINT OF BEGINNING.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a block to be known as "YSIDRO ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS". The utility easements as shown are hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to and from Broadway over and across the west line of Lots 1 and 2 are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall have access to Broadway at one location as shall be determined by the Engineer of the appropriate governing body. A drainage plat has been developed for this plat and all drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the approval of the applicable city or county Engineer, and unobstructed to allow for the conveyance of stormwater.

OWNERS:

_____
Mark Ysidro Date

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this _____day of _____,2004, before me, a Notary Public in aforesaid state and county, came Mark Ysidro, to me personally to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Donna S. Newman

My commission expires: _____

State of Kansas)
County of Sedgwick)

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 _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY
WICHITA, KANSAS 67211
PH - (316) 263-0082
Fax - (316) 263-0092

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-141 - One-Step Final Plat Ysidro Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 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 December 19, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2003

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-141 - One-Step Final Plat Ysidro Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 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. City Environmental Health may have concerns regarding groundwater pollution. These issues will be addressed at the MAPC hearing for the zone change.

B. City water services are available to serve the site. ***The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.***

C. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. City Engineering needs to comment on the status of the applicant's drainage plan. ***A cross-lot drainage agreement and an off-site drainage agreement are needed.***

F. Additional right of way dimensions are needed.

G. The Riverside levee and Big Arkansas River need to be designated.

H. The location of the established bank lines needs to be verified if located within the boundaries of the plat.

I. A lot dimension on Lot 1 is needed.

J. **Traffic Engineering** needs to comment on the access controls. The plat needs to denote access controls along Broadway on the face of the plat. The plattor's text proposes one access opening for each lot. ***Traffic Engineering has approved the access controls. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south of Lots 1 and 2.***

K. **Traffic Engineering** has requested additional right-of-way along Broadway. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials.

L. **Traffic Engineering** has requested a petition for a contingent left-turn lane.

M. 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.

N. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

O. The year "2004" needs to replace "2003" within the signature blocks.

P. 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.

Q. A Block shall be designated on the face of the plat as referenced in the plattor's text.

R. The plattor'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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

X. Perimeter closure computations shall be submitted with the final plat tracing.

Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Z. 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.

AA. 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, January 22, 2004, at 1:30 p.m.

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: Mark Ysidro, 3760 S. Broadway, Wichita, KS 67216
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

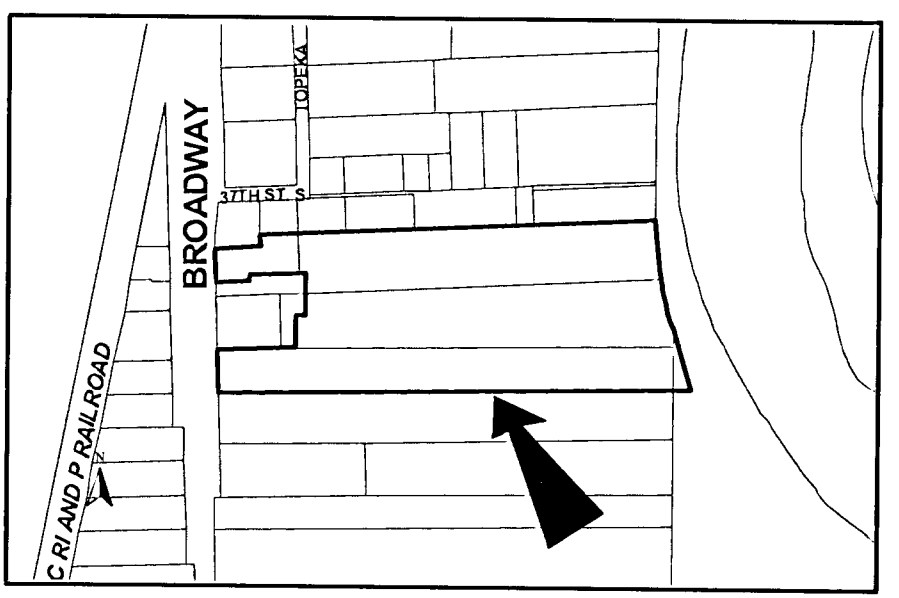
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8
JANUARY 22, 2004

STAFF REPORT
(One-Step Final Plat Approved 12/18/03)

CASE NUMBER:	**SUB 2003-141 -- YSIDRO ADDITION**
OWNER/APPLICANT:	Mark Ysidro, 3760 S. Broadway, Wichita, KS 67216
SURVEYOR/ENGINEER:	Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211
LOCATION:	North of MacArthur, East side of Broadway
SITE SIZE:	13.15 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	26,571 Sq. Ft.
CURRENT ZONING:	SF-5, Single-Family Residential; GC, General Commercial
PROPOSED ZONING:	LI, Limited Industrial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The applicant requests a zone change from SF-5, Single-Family Residential to GC, General Commercial for the eastern portion of Lot 2.

STAFF COMMENTS:

A. City Environmental Health may have concerns regarding groundwater pollution. These issues will be addressed at the MAPC hearing for the zone change.

B. City water services are available to serve the site. ***The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.***

C. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. City Engineering needs to comment on the status of the applicant's drainage plan. ***A cross-lot drainage agreement and an off-site drainage agreement are needed.***

F. Additional right of way dimensions are needed.

G. The Riverside levee and Big Arkansas River need to be designated.

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