

McNEIL ADDITION

Sedgwick County, Kansas.

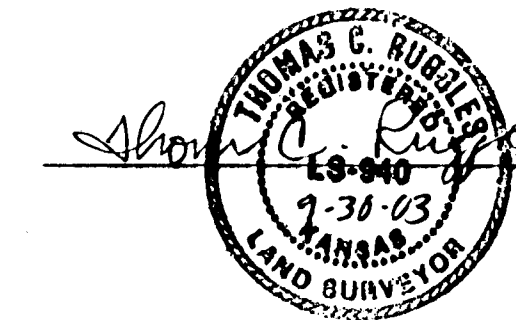
State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "McNEIL ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The north 416 feet of the S1/2 of the SW1/4 lying west of the City of Greenwich, Except the west 50 feet for road, in Sec. 15, T26S, R2E of the 6th P.M., Sedgwick County, Kansas.

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

Ruggles & Bohm, P.A.



Thomas C. Ruggles
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into lots and a street to be known as "McNEIL ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Controls are hereby granted to the appropriate governing body as shown.

McNeil Enterprises, LC

Mike McNeil
President



SURVEY MARKER LEGEND
A = ASSUMED
M = MEASURED
C = CALCULATED

- STONE = STONE
- STONE + = STONE W/CHISELED CROSS
- HILT = HILT NAIL (FOUND)
- AI = 2"x2" ANGLE IRON (FOUND)
- CROSS = CHISELED CROSS (FOUND)
- 5/8RB = 5/8" REBAR (FOUND)
- SRB = 5/8" REBAR W/SRB CAP (FOUND)
- = 5/8" REBAR W/R&B CAP (SET)

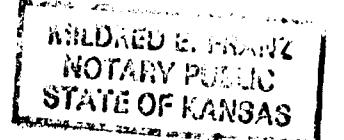
BENCHMARK: BRASS PLATE ON EAST HUB GUARD OF RDBC AT THE NW CORNER, SW1/4, SEC. 15, T26S, R2E ELEV.=1381.60 NGVD

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30th day of September, 2003, by Mike McNeil, President on behalf of McNeil Enterprises, LC.

Mildred E. Franz
Notary Public

My appointment expires 02-13-2007



This plat of "McNEIL ADDITION", Sedgwick County, Kansas, 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 Area Planning Commission

Chairman
Bernard A. Hentzen
Secretary
Dale Miller

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

City Clerk
Pat Graves

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

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

Entered on transfer record this day of , 2003.

County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

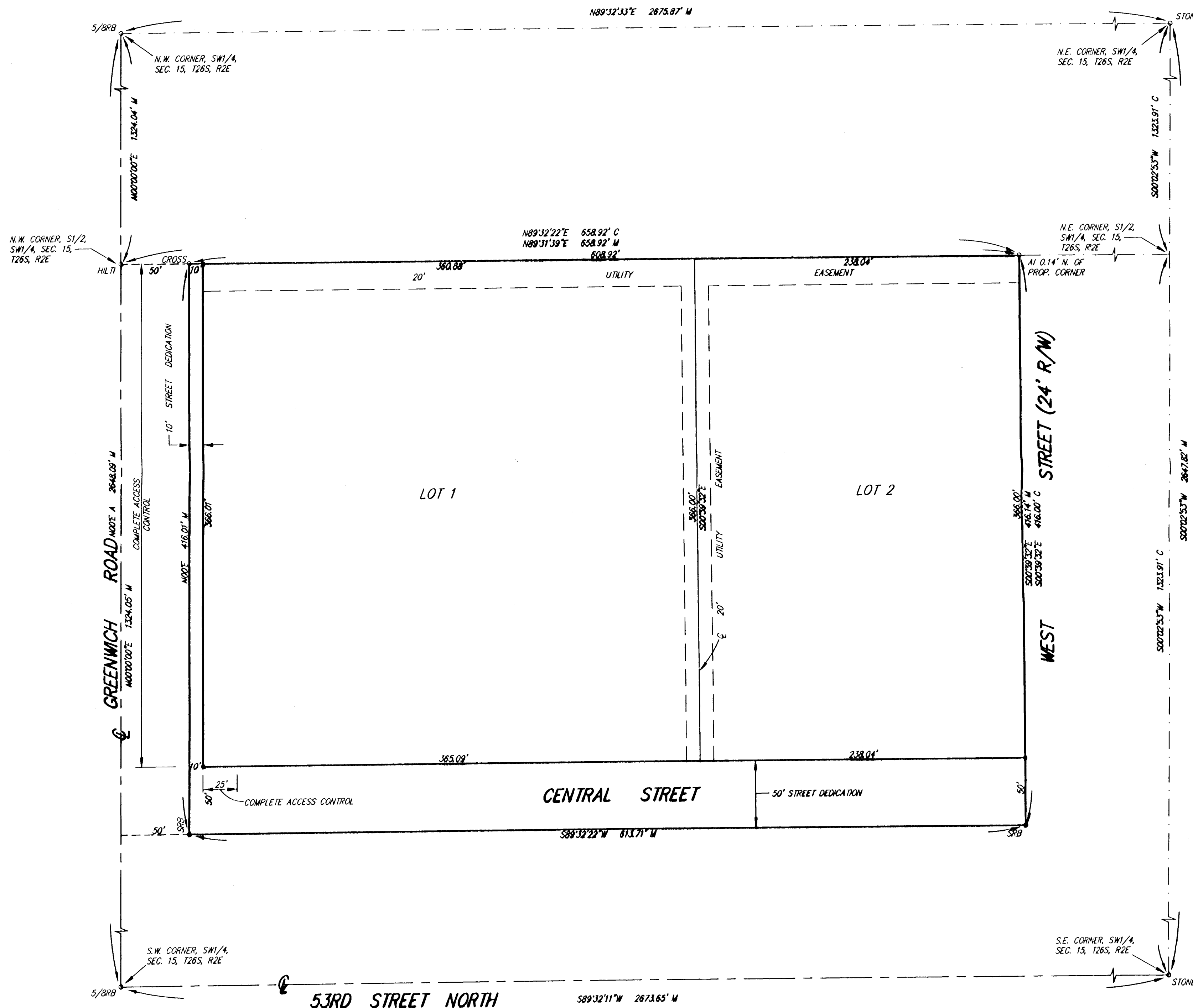
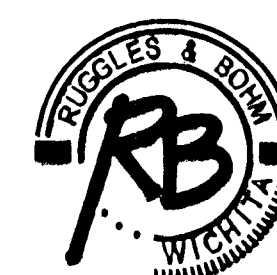
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of , 2003, at o'clock M, and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
824 North Main (316) 264-8008
Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: 2132P
PROJECT NO. 02802132P
SEPTEMBER 30, 2003





Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2003

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-15 -- Final Plat of McNeil Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 8, 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 May 2, 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 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mike McNeil, 7140 N. 127th St. East, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2003

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-15 -- Final Plat of McNeil Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 1, 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. **Sedgwick County Code Enforcement shall be contacted for sewer and water requirements.**
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and water services.
- C. The site is currently located within the Rural Water District No. 1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- 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. **The drainage plan is approved.**
- F. **County Engineering** requests complete access control to Greenwich Rd from Lot 1. Complete access control shall also be dedicated along Central for the west 25 feet of Lot 1.

The access controls have been platted as requested.

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- 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.
- H. **County Engineering** requests that the applicant dedicate additional right-of-way for West St, or work with the adjacent owner to have it vacated. **The applicant has indicated that a vacation of the street right-of-way will be submitted.**
- I. The right-of-way width for West Street needs to be denoted.
- J. 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) 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).
- K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- L. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- M. 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.
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, May 8, 2003, 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: Mike McNeil, 7140 N. 127th St. East, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7
MAY 1, 2003**

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 3/13/03)

CASE NUMBER: SUB 2003-15 -- MCNEIL ADDITION

OWNER/APPLICANT: Mike McNeil, 7140 N. 127th St. East, Wichita, KS 67226

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: North of 53rd St. North, East side of Greenwich Road

SITE SIZE: 5.8 acres

NUMBER OF LOTS

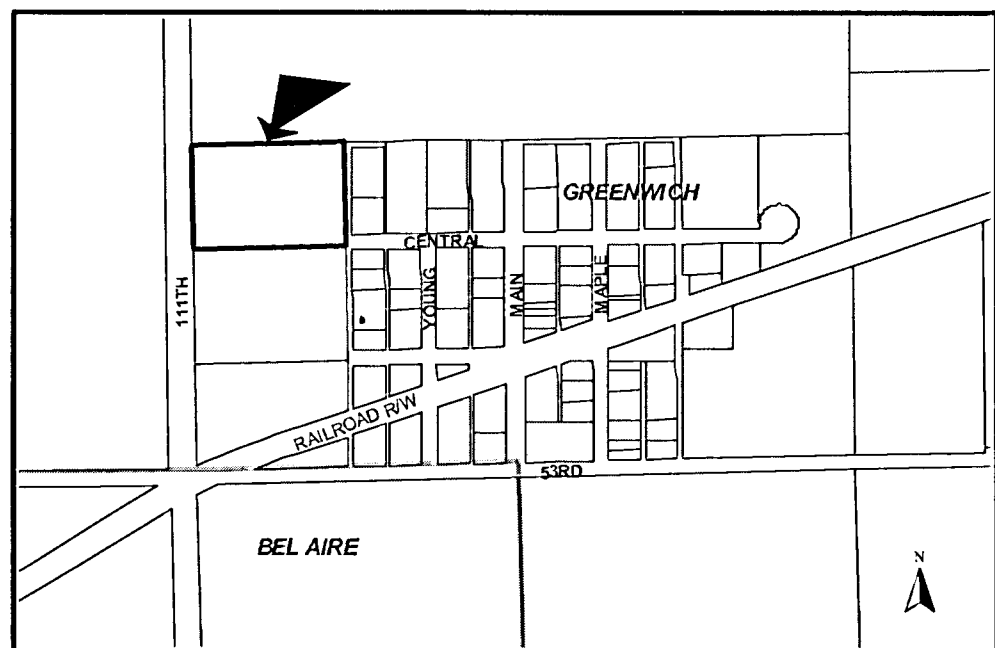
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is located 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. **Sedgwick County Code Enforcement shall be contacted for sewer and water requirements.**
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SUB 2003-15 – Final Plat of McNEIL ADDITION
May 1, 2003 - Page 3

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