

LEGAL DESCRIPTION

The West Half of the South Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 21, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

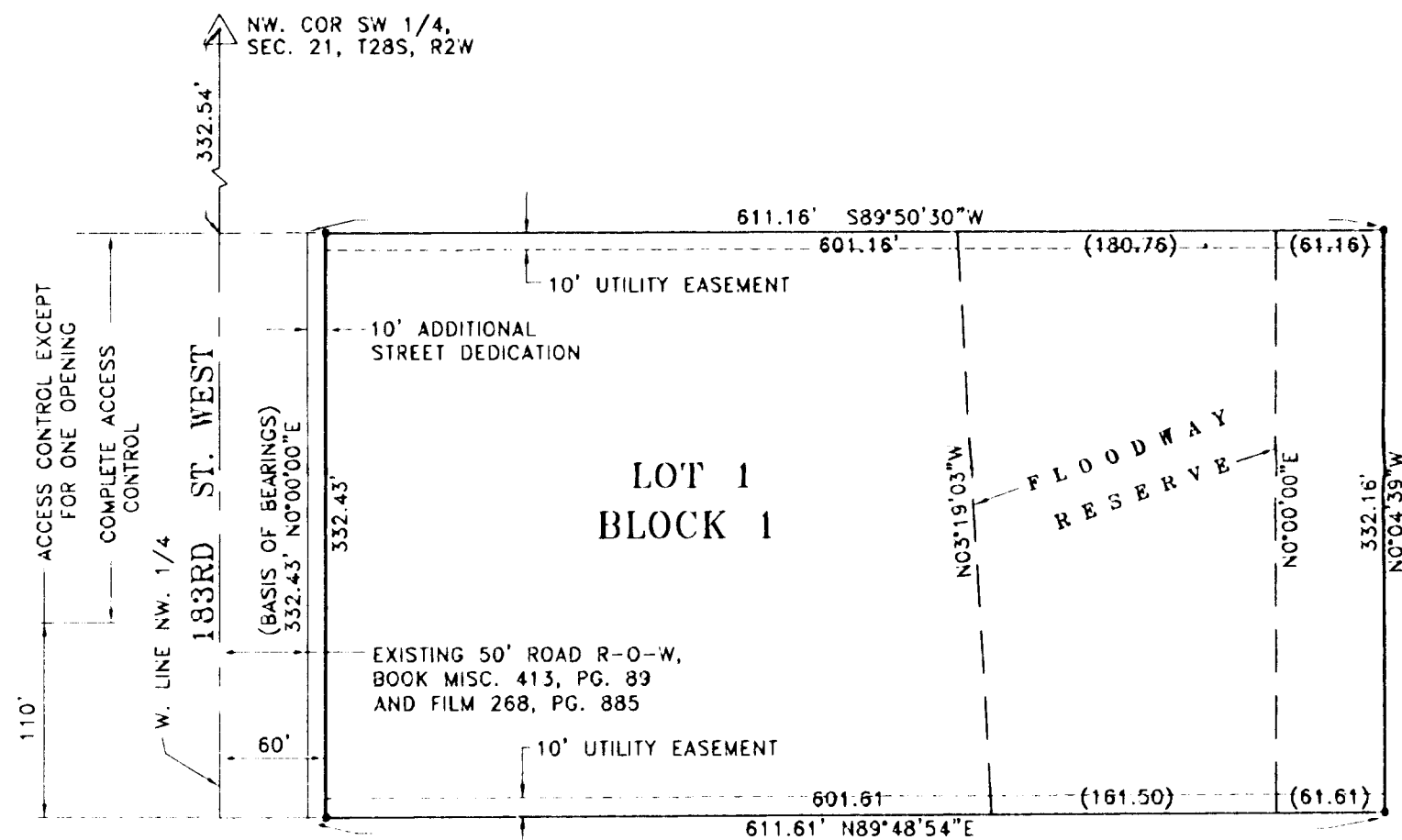
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

We, Reiss & Goodness, Inc., surveyors in aforesaid County and State, do hereby certify that we have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of our knowledge and information available. Previously dedicated easements and Floodway Reserve are hereby vacated by virtue of K.S.A. 12-512(b).

REISS & GOODNESS, INC.



4-15-2003
DATE

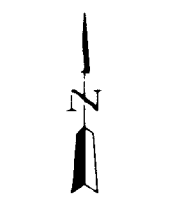


FINAL PLAT

MIAMI DOLPHINS ADDITION

SEDGWICK COUNTY, KANSAS

2003



1" = 100'

LEGEND

● MONUMENT

BENCH MARK:

60d NAIL IN H.L.P., WEST SIDE OF CUL-DE-SAC NORTH END OF 179TH STREET WEST NEAR THE NORTH LINE OF THE SW. 1/4 OF SEC. 21. ELEVATION 1392.92 m.s.l.

MINIMUM BUILDING PAD TABLE		
FOR ESTABLISHING LOWEST OPENING TO STRUCTURES		
LOT	BLOCK	ELEVATION (m.s.l.)
1	1	1395.0

Know all men by these presents that we, Michael Craig Wilson and Patricia D. Wilson, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a block, a street and a reserve to be known as Miami Dolphins Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. The street is hereby dedicated to and for the use of the public. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. The floodway reserve shall be owned and maintained by the property owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. A drainage plan has been developed for the plat known as Miami Dolphins Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the County Engineer and unobstructed to allow for the conveyance of stormwater. The minimum building pad elevations for the lowest opening to the structures shall be as indicated on the accompanying minimum building pad table.

MICHAEL CRAIG WILSON

PATRICIA D. WILSON

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

The foregoing instrument was acknowledged before me this 21st day of April, 2003 by Michael Craig Wilson and Patricia D. Wilson, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05

ROSE MARY SAUNDERS
Notary Public, State of Kansas
My Appointment Expires: 7-29-05

This plat of Miami Dolphins 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 _____, 20____.

_____, Chair
BERNARD A. HENTZEN

_____, Secretary
DALE MILLER

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 20____.

_____,
TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 20____.

_____, Chairman
TIM R. NORTON

ATTEST:

_____, County Clerk
DON BRACE

Entered on transfer record this _____ day of _____, 20____.

_____, County Clerk
DON BRACE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 20____.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

Bob Previtera
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2002-117 -- One-Step Final Plat of Miami Dolphins Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, 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 November 15, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

November 15, 2002

Bob Previtera
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2002-117 -- One-Step Final Plat of Miami Dolphins Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step 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 Rural Water District No. 4. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *Minimum pad needs to be set at 1395. The floodway reserve should be vacated and rededicated per KSA 12-512(b)*
- E. The plat proposes one access opening along 183rd St. West. Distances should be shown for all segments of access control. *The Subdivision Committee has approved access control except one opening along the south third of the property.*

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- F. 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.
- G. Access drives to any structures 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).
- H. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.

- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. Southwestern Bell has requested additional easements.
- R. 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 methods that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 21, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bill Winston, P.O. Box 7641, Goddard, KS 67052
Craig Wilson, 2141 W. Maple, Wichita, KS 67213
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO. 2-6
NOVEMBER 21, 2002**

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 11/14/02)

CASE NUMBER: SUB 2002-117 -- MIAMI DOLPHINS ADDITION

OWNER/APPLICANT: Bill Winston, P.O. Box 641, Goddard, KS 67052

AGENT: Craig Wilson, 3141 W. Maple, Wichita, KS 67213

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: East side of 183rd St. West, North of 55th St. South

SITE SIZE: 4.66 acres

NUMBER OF LOTS

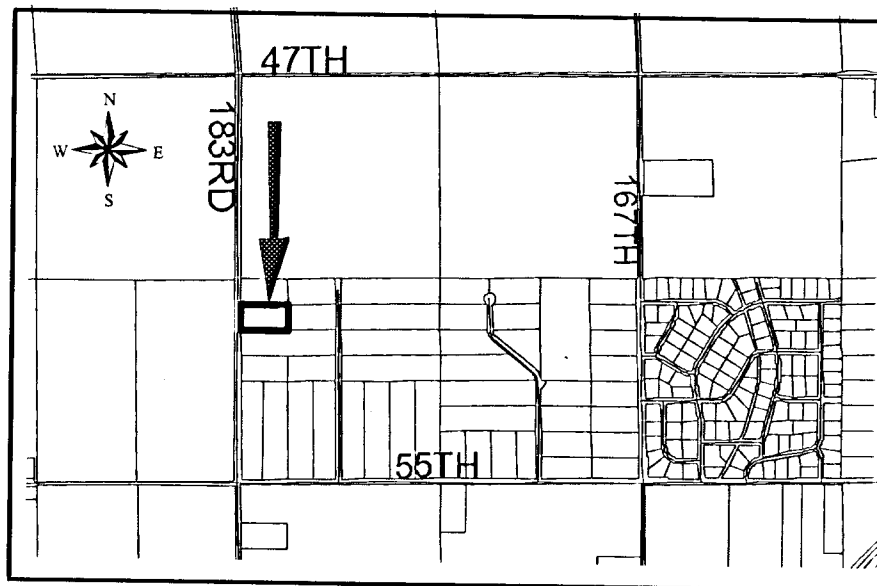
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.58 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to 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 Rural Water District No. 4. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Minimum pad needs to be set at 1395. The floodway reserve should be vacated and rededicated per KSA 12-512(b)**
- E. The plat proposes one access opening along 183rd St. West. Distances should be shown for all segments of access control. **The Subdivision Committee has approved access control except one opening along the south third of the property.**
- F. 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. *to be closed by County (per Phil Dietrich)*
- G. Access drives to any structures 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.
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