

OPPORTUNITY CENTER ADDITION

Part of the SW1/4 of Section 14, Township 28, South Range 1 East
of the 6th P.M., Sedgwick County, Kansas.

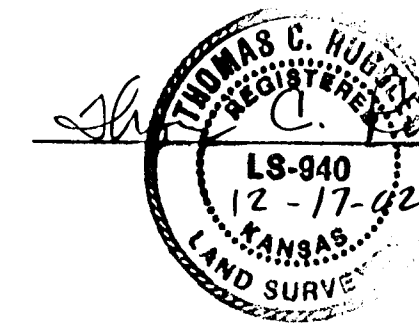
State of Kansas)
Sedgwick County) SS

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 "OPPORTUNITY CENTER ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The north 500 feet of the following described tract: That part of the SE1/4 of the SW1/4 of Sec. 14, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying west of the Atchison, Topeka, and Santa Fe Railway Company right-of-way, except the west 180 feet of the south 200 feet thereof, and except the north 1125.22 feet of the west 50 feet thereof for highway, and except the south 50 feet thereof for road.

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

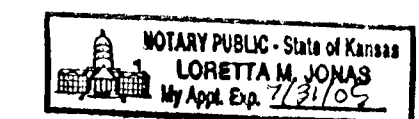
Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a lot, to be known as "OPPORTUNITY CENTER ADDITION", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements, rights-of-way 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. Access control is hereby granted to the appropriate governing body (as indicated on the face of the plat).

The Opportunity Project Charitable Trust

Barry L. Downing, Trustee

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17th day of December, 2002, by Barry L. Downing, Trustee, on behalf of the Trust.



My appointment expires 7/31/05

Loretta M. Jones Notary Public

This plat of "OPPORTUNITY CENTER ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 25th day of October, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen Chairman
Bernard A. Hentzen

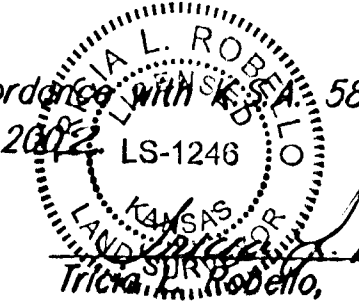
Dale Miller Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 200__.

At the direction of the City Council

Pat Graves City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 31st day of December, 2002.



Loretta M. Jones Deputy County Surveyor
Sedgwick County Kansas

This plat has been approved on all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of ___, 200__.

Ben Sciortino Chair

Don Brace County Clerk

Entered on transfer record this ___ day of ___, 200__.

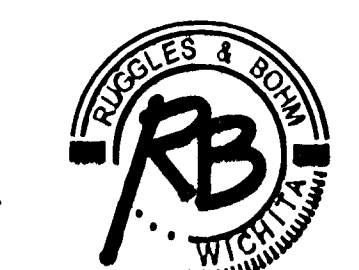
Don Brace County Clerk

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 ___, 200__, at ___ o'clock ___ M., and is duly recorded.

Bill Meek Register of Deeds

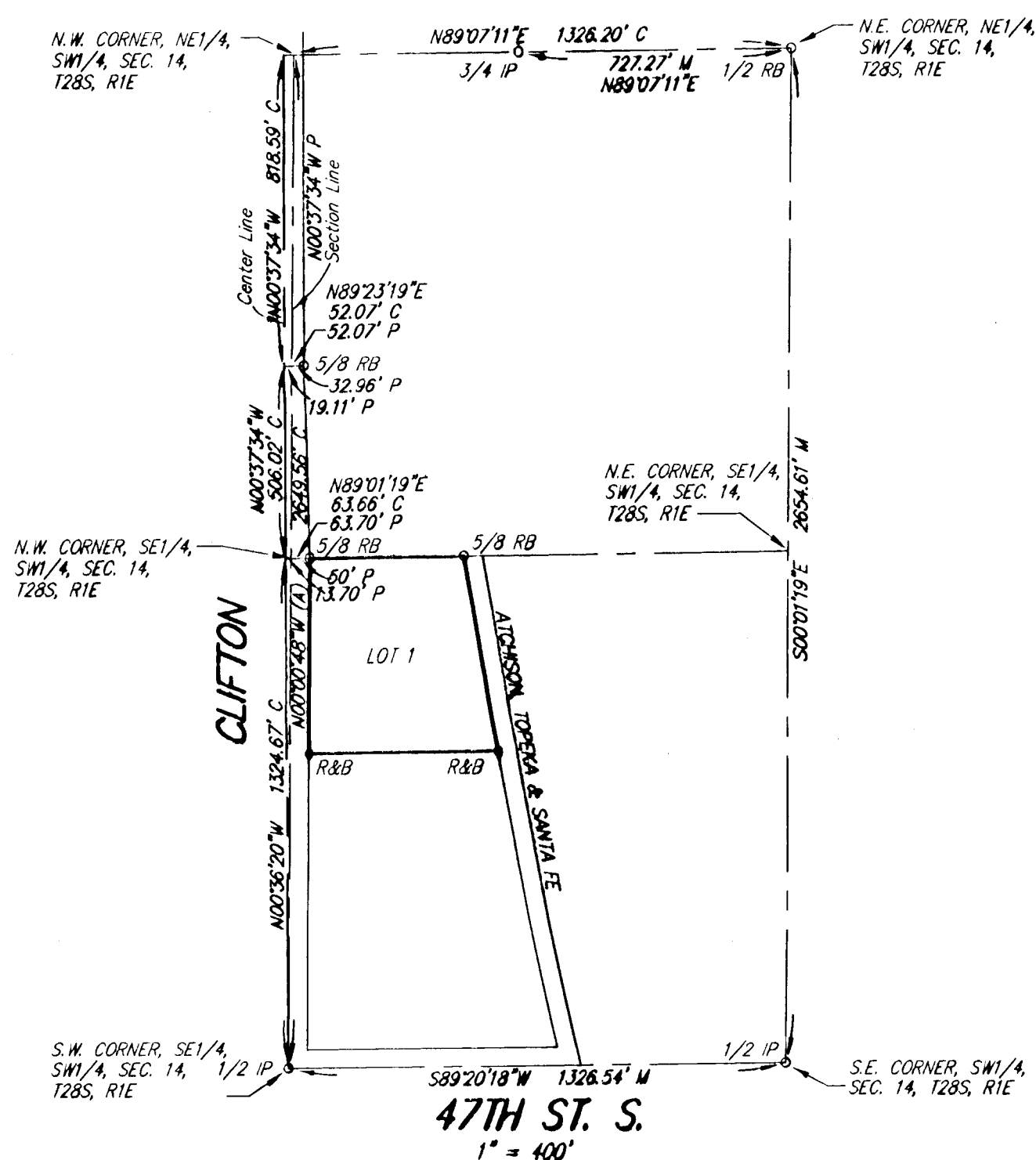
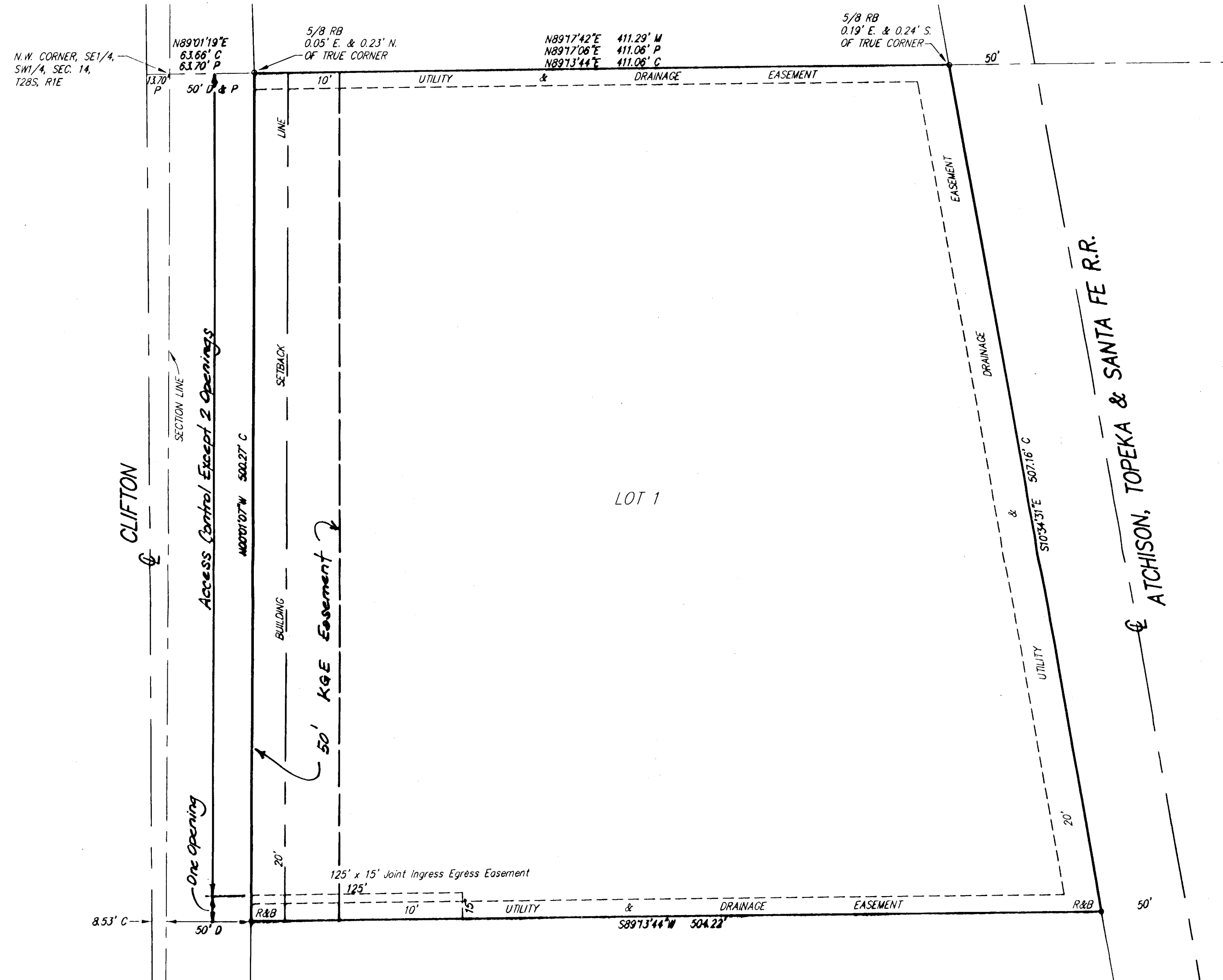
Linda Kizzira Deputy



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

924 North Main (318) 264-8008
Wichita, Kansas 67203 (318) 264-4821 fax
www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: 2281P
PROJECT NO. 02002282P
DECEMBER 17, 2002



SURVEY MARKER LEGEND

A = ASSUMED
D = DESCRIBED
P = PLATTED (KEELER INDUSTRIAL TRACTS)
M = MEASURED
C = CALCULATED

1/2 IP = 1/2" IRON PIPE (FOUND)
1/2 RB = 1/2" REBAR IN STONE (FOUND)
3/4 IP = 3/4" IRON PIPE (FOUND)
5/8 RB = 5/8" REBAR (FOUND)
R&B = 5/8" REBAR W/R&B CAP (SET)

..... BENCHMARK



BENCH MARK: RAILROAD SPIKE SOUTH FACE OF POWER POLE 40 FEET NORTH OF THE CENTERLINE OF 47TH ST. S. AND 432 FEET EAST OF THE CENTERLINE OF CLIFTON. ELEV.=1274.72 NGVD

BENCH MARK: RAILROAD SPIKE EAST FACE OF HIGH LINE POLE 887 FEET NORTH OF THE CENTERLINE OF 47TH ST. S. AND 50 FEET EAST OF THE CENTERLINE OF CLIFTON. ELEV.=1277.86 NGVD



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

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

RE: SUB 2002-116 -- One-Step Final Plat of Opportunity Center 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.

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

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Wichita-Sedgwick County Metropolitan Area Planning Department

November 15, 2002

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

RE: SUB 2002-116 -- One-Step Final Plat of Opportunity Center 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. The applicant shall guarantee the extension of City water to sanitary serve the lot being platted. City/County Engineering needs to comment on the need for other guarantees or easements. *The applicant intends to extend municipal services by a private project. City Water and Sewer Department has requested the participation in the private project of the abutting property owner to the south.*
- B. Since public water improvements will be with the City of Wichita, consequently an outside-the-city water agreement shall be provided.
- 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. *A drainage plan has been received.*
- E. *County Engineering recommends access control except three openings along Clifton. The southernmost opening shall be a joint opening with the property to the south.*
- F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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- G. County Fire Department has requested access openings to be no smaller than 20 feet wide with a minimum of 2 access openings being provided.
 - H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. To allow for County Commission approval of this plat, the County Commissioner signature block shall be included on the final plat tracing.
 - J. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
 - K. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
 - L. The platlor'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 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.
 - 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. *Southwestern Bell has requested additional easements.*
- U. 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 which 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: Conejo and Sons, Inc. 2060 E. Tulsa, Wichita, KS 67216
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 11/114/02)

CASE NUMBER: SUB 2002-116 -- OPPORTUNITY CENTER ADDITION

OWNER/APPLICANT: Cornejo & Sons, Inc., 2060 E. Tulsa, Wichita, KS 67216

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

LOCATION: North of 47th St. South, West of K-15 Highway

SITE SIZE: 5.25 acres

NUMBER OF LOTS

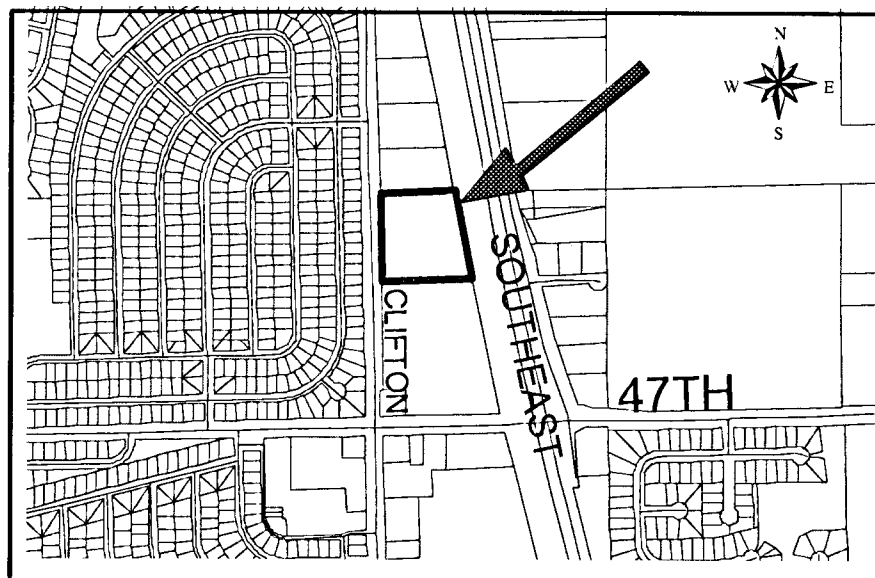
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.25 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted 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. The applicant shall guarantee the extension of City water to sanitary serve the lot being platted. City/County Engineering needs to comment on the need for other guarantees or easements. The applicant intends to extend municipal services by a private project. City Water and Sewer Department has requested the participation in the private project of the abutting property owner to the south.
- B. Since public water improvements will be with the City of Wichita, consequently an outside-the-city water agreement shall be provided.
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