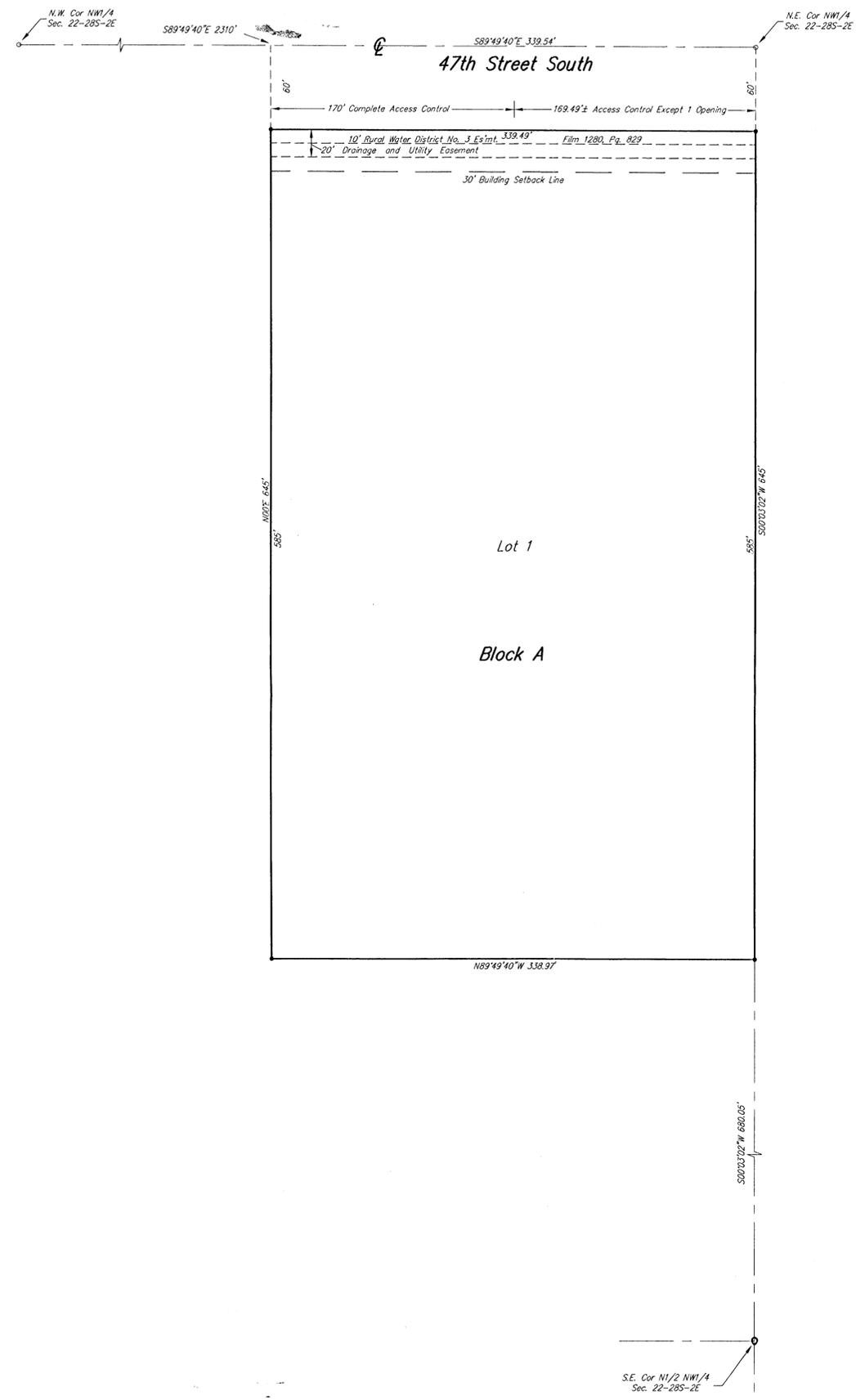


JAMES KROK ADDITION

SEDGWICK COUNTY, KANSAS.

Final tracing received 7-3-03



State of Kansas) SS
Sedgwick County)

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

That part of the N1/2 of the NW1/4 of Sec. 22, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.W. Corner of said NW1/4; thence S89°49'40"E, (Assumed Bearing), along the north line of said NW1/4, 2310 feet for a place of beginning; thence S00°W, parallel with the west line of said NW1/4, 645 feet; thence S89°49'40"E, parallel with the north line of said NW1/4, 338.97 feet to the east line of said NW1/4; thence N00°03'02"E, along the east line of said NW1/4, 645 feet to the N.E. Corner of said NW1/4; thence N89°49'40"W, along the north line of said NW1/4, 339.54 feet to the place of beginning.

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

Savoy Company, P.A.

Date: July 1, 2003

 _____ Surveyor
 A. Savoy PLS #788

This plat of "JAMES KROK 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, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day _____ of _____, 2003.

Chairman
Tim B. Norton

County Clerk
Don Brace

This plat approved and all dedications shown hereon, are hereby accepted by the City Council of the City of Wichita, Kansas, dated this day _____ of _____, 2003.

Mayor
Carlos Mayans

City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 2003.

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 _____, 2003, at _____ o'clock _____ M: and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

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

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

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 1st day of July, 2003, by Perry Wade Stouffer, a Single Person.

My App't. Exp 12-31-03
 _____ Notary Public
 Linda S. Hamby

Perry Wade Stouffer



Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2003

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste 104
Wichita, KS 67203

RE: SUB 2003-36 -- One-Step Final Plat of James Krok 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.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Perry Stouffer, 11819 E. 47th Street So, Derby, KS 67037
James Krok, 2512 S. Capri, Wichita, KS 67210
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

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T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2003

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste 104
Wichita, KS 67203

RE: SUB 2003-36 -- One-Step Final Plat of James Krok 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 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. **The applicant needs to contact Sedgwick County Code Enforcement for sewer and water requirements.**
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.
- C. The site is currently located within the Rural Water District No. 3. 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 in that regard.
- 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. A cross-lot drainage agreement is needed.**
- F. The plat proposes one access opening along 47th St. South. **The Subdivision Committee has required complete access control along the west half of the property.**

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- G. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- H. As requested by the City Clerk, the City Council certification needs to include a signature line only, rather than referencing the "City Manager".
- I. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- 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 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.

- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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: Perry Stouffer, 11819 E. 47th Street So, Derby, KS 67037
James Krok, 2512 S. Capri, Wichita, KS 67210
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

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 5/1/03)

CASE NUMBER: SUB 2003-36 -- JAMES KROK ADDITION

OWNER/APPLICANT: Perry W. Stouffer, 11819 E. 47th St. South, Derby, KS 67037;
(contract purchaser) James A. Krok, 2512 S. Capri, Wichita, KS 67210

SURVEYOR/ENGINEER: Mark Savoy, Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67203

LOCATION: South side of 47th St. South, East of Greenwich Road

SITE SIZE: 5.02 acres

NUMBER OF LOTS

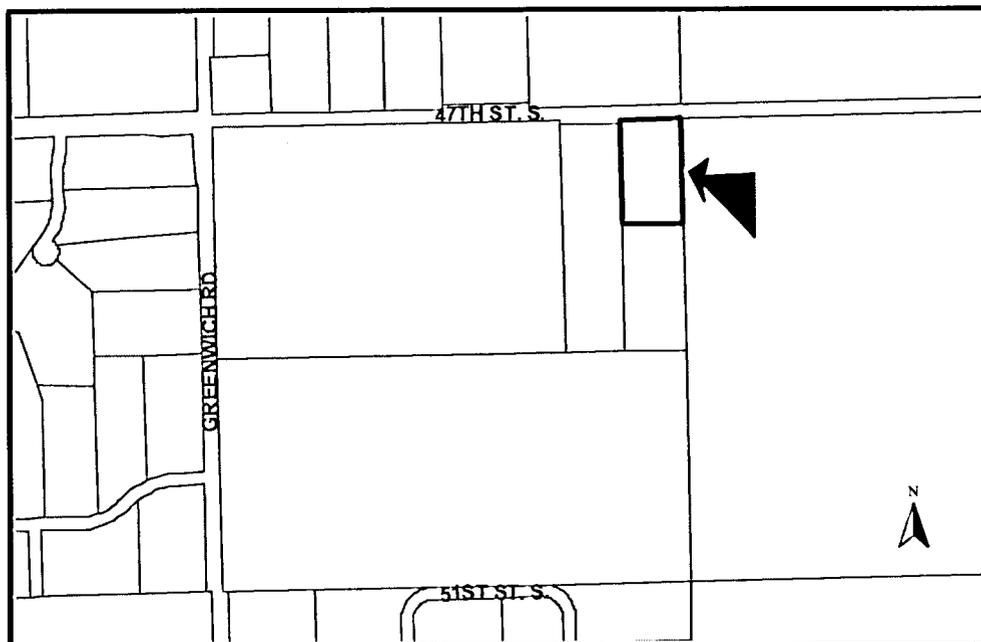
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.56 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Derby Area of Influence.

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. **The applicant needs to contact Sedgwick County Code Enforcement for sewer and water requirements.**
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.
- C. The site is currently located within the Rural Water District No. 3. 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 in that regard.
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- F. The plat proposes one access opening along 47th St. South. **The Subdivision Committee has required complete access control along the west half of the property.**
- G. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
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- I. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
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SUB 2003-36 -- One-Step Final Plat of JAMES KROK ADDITION
May 8, 2003 - Page 3

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)

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