

North Valley Farms 2nd Addition

Sedgwick County, Kansas

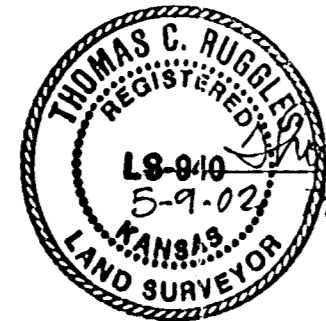
State of Kansas)
Sedgwick County) SS

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 "NORTH VALLEY FARMS 2ND ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The N1/2 of the SE1/4 of Sec. 1, T25S, R1W of the 6th P.M., Sedgwick County, Kansas, except the east 698.87 feet thereof.

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

Ruggles & Bohm, P.A.



Thomas C. Ruggles Surveyor
Thomas C. Ruggles

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, Blocks and Streets, to be known as "NORTH VALLEY FARMS 2ND ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The temporary cul-de-sac easements are hereby granted for cul-de-sac purposes until such time that right-of-way is dedicated and street improvements are extended through adjacent properties. The Floodway Reserve Easements are hereby granted for floodway purposes, and shall be the responsibility of the owners of the adjacent Lots until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said Floodway Reserve Easements, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. Minimum building pad elevations are as shown on the face of the plat. 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 Engineer of the appropriate governing body) and unobstructed, to allow for the conveyance of stormwater.

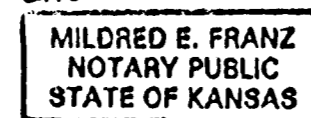
N.V.F. Development, Inc.

Leo J. DuBois President
Leo J. DuBois

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of May, 2002, by Leo J. DuBois, President of N.V.F. Development, Inc.

Mildred E. Franz Notary Public
Mildred E. Franz
My Appointment Expires 02-13-03



This plat of "NORTH VALLEY FARMS 2ND 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 _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis Chairman

Marvin S. Krout Secretary

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2002.

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

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "NORTH VALLEY FARMS", Sedgwick County, Kansas.

Leo J. DuBois and Ramona L. Dubois, Husband and Wife

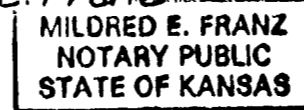
Leo J. DuBois
Leo J. DuBois

Ramona L. DuBois
Ramona L. DuBois

State of Kansas)
Harvey County) SS

The foregoing instrument acknowledged before me this 8th day of May, 2002, by Leo J. DuBois and Ramona L. DuBois, Husband and Wife.

Mildred E. Franz Notary Public
Mildred E. Franz
My Appointment Expires 02-13-03



This plat has been approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of _____, 2002.

Ben Sciortino Chair

Don Brace County Clerk

Entered on transfer record this ___ day of _____, 2002.

Don Brace County Clerk

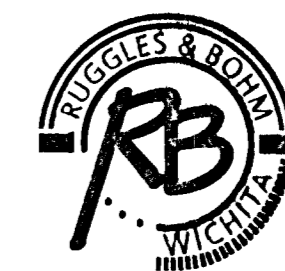
State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of _____, 2002, at ___ o'clock ___ M, and is duly recorded.

Bill Meek Register of Deeds

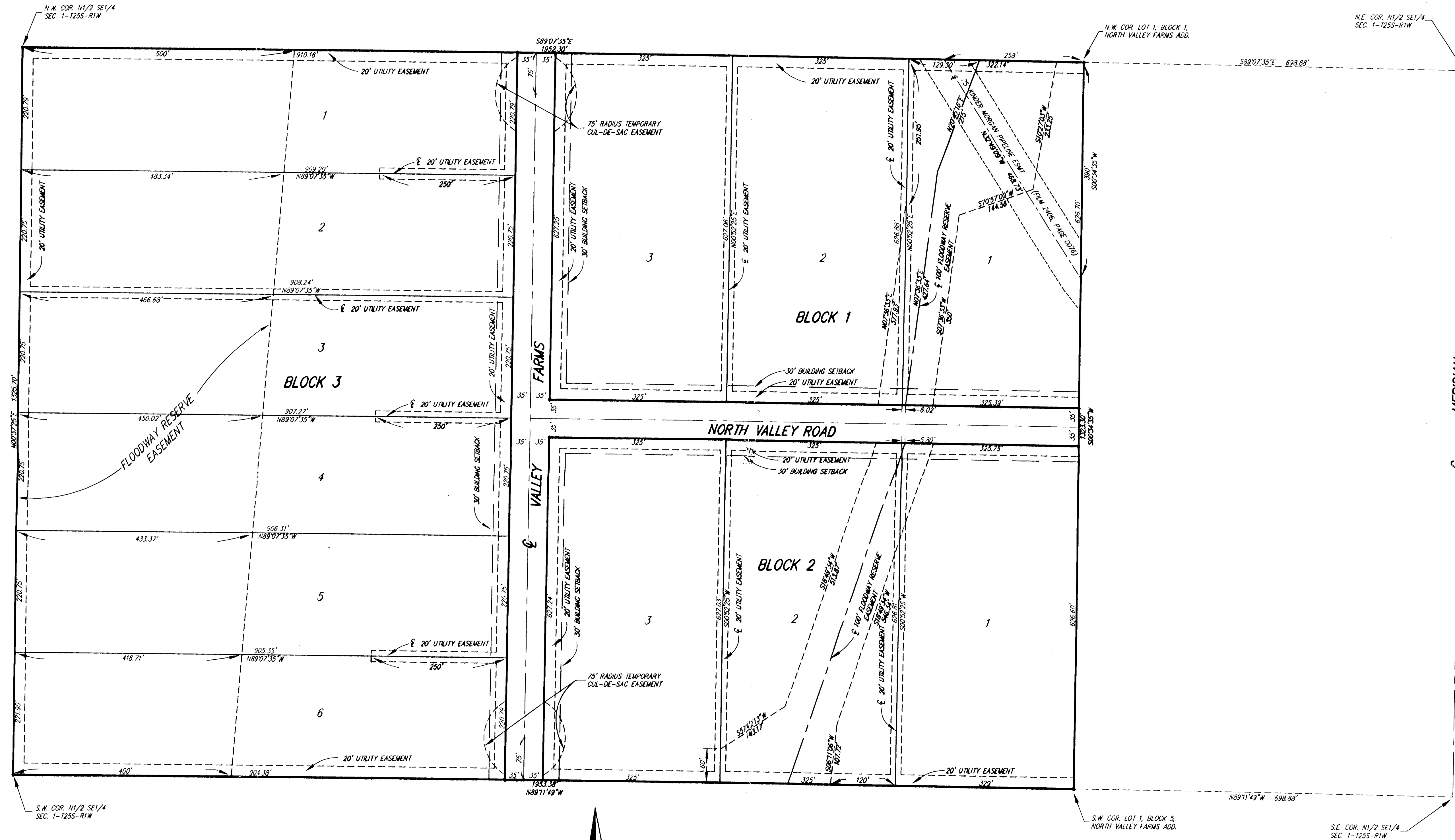
Linda Kizzire Deputy

final tracing received
5-20-02
/sf2



North Valley Farms 2nd Addition

Sedgwick County, Kansas



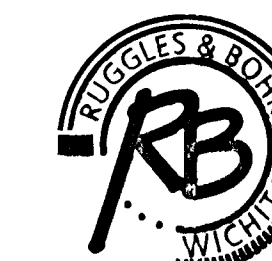
1 inch = 100 ft.

- = 1/2" REBAR (FOUND)
- = 1/2" REBAR w/ SRB CAP (SET)

MINIMUM BUILDING PAD FOR LOWEST OPENING	
LOTS 1-2, BLOCK 1	1391.0
LOTS 1-2, BLOCK 2	1388.5
LOTS 1-6, BLOCK 3	1386.0

BENCH MARK:
SRB BRASS DISC IN CONCRETE, STAMPED WITH THE NUMBER 3, 1/2 MILE S. OF 125TH ST. N., 5' E. AND 5' S. OF THE NORTHEAST CORNER OF NORTH VALLEY FARMS ADDITION. ELEV. = 1402.88 NGVD

*Final plans
revised
5-20-02
2 of 2*





Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-80 -- Final Plat of North Valley Farms Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 October 19, 2001.

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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

October 19, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-80 -- Final Plat of North Valley Farms Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 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 neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **Health Department** should comment on the floodway reserve constraints impacting on the buildable area. **A restrictive covenant will be needed to address required twin lagoons for Block 3.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A HEC 2 Run and Master Lot Grading Plan are required.**
- D. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock standard. The guarantee shall include the elimination of the existing cul-de-sac at the terminus of North Valley Road.
- E. **County Fire Department** has advised that the streets need to be installed and approved prior to any construction being permitted or building permits being issued.
- F. The length of the internal street is approximately 2,250 feet (measured from Meridian), exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. **A modification has been approved by the Subdivision Committee.**

- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 through 6, Block 3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *A modification has been approved.*
- I. The County Fire Department/GIS needs to comment on the plat's street names. *The street names are approved.*
- J. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- K. The MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- N. The recording information for all pipeline easements shall be indicated on the face of the plat.
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.

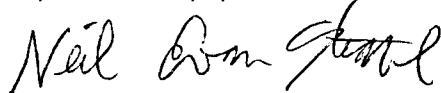
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. ***KGE has requested additional easements.***
- Y. 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 8, 2001, at 1:00 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

STAFF REPORT

(Final Plat Approved 10/18/01; Preliminary Plat Approved 8/16/01)

CASE NUMBER: SUB 2001-80 -- NORTH VALLEY FARMS SECOND ADDITION

OWNER/APPLICANT: Leo DuBois, 4729 W. 125th St. North, Sedgwick, KS 67135

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

LOCATION: North of 117th St. North, West of Meridian

SITE SIZE: 59.38 Acres

NUMBER OF LOTS

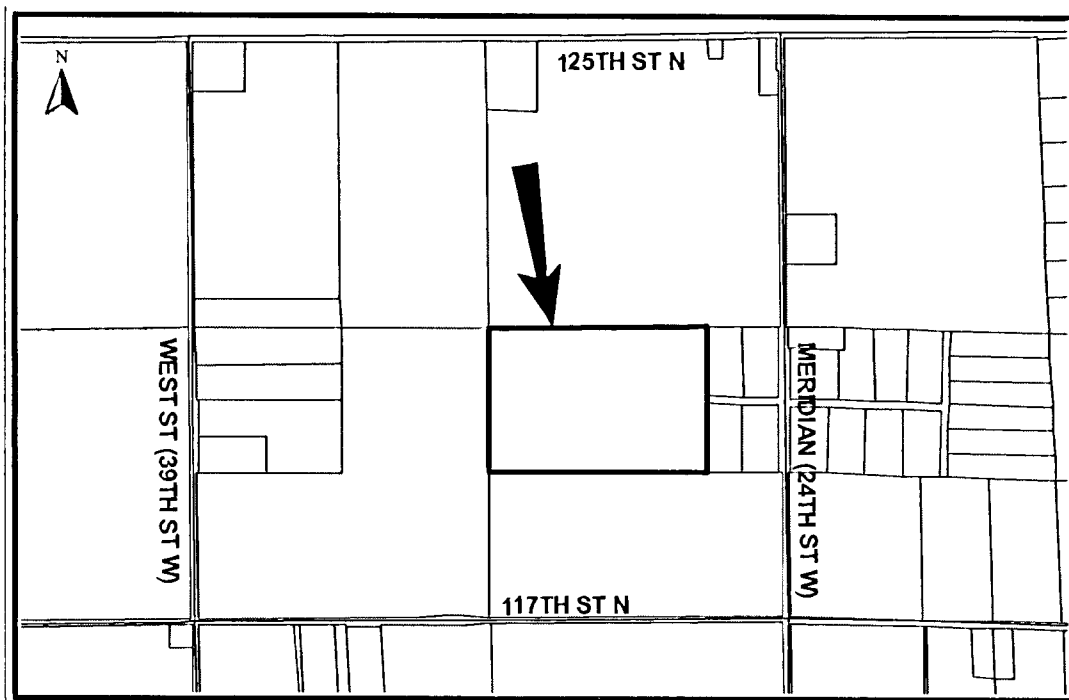
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 4.59 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. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **Health Department** should comment on the floodway reserve constraints impacting on the buildable area. **A restrictive covenant will be needed to address required twin lagoons for Block 3.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A HEC 2 Run and Master Lot Grading Plan are required.**
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- E. **County Fire Department** has advised that the streets need to be installed and approved prior to any construction being permitted or building permits being issued.
- F. The length of the internal street is approximately 2,250 feet (measured from Meridian), exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. **A modification has been approved by the Subdivision Committee.**
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
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- I. The **County Fire Department/GIS** needs to comment on the plat's street names. **The street names are approved.**
- J. The signature line for the County Clerk needs to be revised to reference "Don Brace".
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- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
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SUB 2001-80 -- Final Plat of NORTH VALLEY FARMS SECOND ADDITION
November 8, 2001 - Page 4

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