

FINAL PLAT OF "WIREMEN ACRES"

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS IN THE
NE 1/4 OF SECTION 34, T26S, R1E OF THE 6TH P.M.

received 11/1/01

N.E. Cor. N.E.1/4,
Sec. 34, T26S, R1E.

$$1'' = 50'$$

CM 585.46 S 89°42'40" E
 585.46 S 89°42'40" E
 20' Utility Easement
 10' Utility Easement
 Lot 1
 4.83 Acres
 20' Utility Easement
 568.89 S 89°57'30" W
 CM 588.69 S 89°57'04" W
 R 588.89 S 89°57'30" W
 20'x20' Joint Access Easement
 Pipeline Building Setback
 40 Jayhawk Pipeline Easement
 (Film 1976, Page 39-42)
 366.48 S 117°35' E
 20' Street Dedication
 Access Corridor Easement for Two Openings
 CM 366.30 S 117°35' E
 CM 60' R 40'
 CM 60' R 40'
 Q HILLSIDE AVE.
 366.74 S 117°35' E
 CM 592.15
 S.E. Cor. S.E.1/4,
 N.E.1/4, Sec. 34,
 126S, R1E,

Closure Computation
 Northing Error = $-0.0027'$
 Easting Error = $0.0081'$
 Error of Closure = $0.0085'$
 Accuracy 1:220,768

Linda Kizzire, Deputy

WIREMEN ACRES ADDITION



Wichita-Sedgwick County Metropolitan Area Planning Department

August 23, 2001

Certified Engineering Design, P.A.
810 W. Douglas, Ste C.
Wichita, KS 67203

RE: SUB 2001-83 -- One-Step Final Plat of Wiremen Acres Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 23, 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 August 17, 2001, with the following revision to Item D:

"Two access openings are permitted. An access easement centered on the south property line shall be established by separate instrument. The south drive shall be closed upon the construction of a driveway within the access easement along the south property line."

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.

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

August 17, 2001

Certified Engineering Design, P.A.
810 W. Douglas, Ste C.
Wichita, KS 67203

RE: SUB 2001-83 -- One-Step Final Plat of Wiremen Acres Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 16, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Municipal water is available to serve the site. *A guarantee is required for extension of sanitary sewer. An off-site easement for sewer is required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. *Traffic Engineering* needs to comment on the access controls. The plat proposes two access openings along Hillside. *One access opening is recommended by Traffic Engineering to be located along the north property line. The Subdivision Committee has approved two openings.*
- E. The lot shall be designated as a "Lot" and not a "Parcel".
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The Applicant is advised that if platted, the building setbacks may be reduced to 20-ft to conform with the Zoning setback standard for the LI, Limited Industrial District.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. 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.
- I. The Applicant has provided a pipeline easement agreement which appears to indicate a pipeline located on the property. The final plat tracing shall indicate this pipeline easement, in addition to the required 50-ft pipeline setback provided for in the pipeline easement agreements. The recording information for the pipeline easement shall also be denoted on the face of the plat.
- J. County Surveying requests a dimension on the section line adjacent to the east property line.
- K. 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.
- 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 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.
- 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. *Southwestern Bell has requested additional easements.*

SUB 2001-83 -- One-Step Final Plat of Wiremen Acres Addition
August 17, 2001
Page 3

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 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, August 23, 2001, 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.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ray and Rod, LLC, 1800 S. 81st West Ave., Sand Springs, OK 74063
Gary W. Carpenter, Kansas General Wire & supply Co., 4329 N. Broadway,
P.O. Box 4798, Wichita, KS 67204
Armstrong Land Survey, 250 N. Mathewson, Wichita, KS 67214
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 8/16/01)

CASE NUMBER: SUB 2001-83 -- WIREMEN ACRES ADDITION

OWNER/APPLICANT: Ray & Rod, LLC, 1800 S. 81st West Ave., Sand Springs, OK 74063;
Kansas General Wire & Supply Co., Attn: Gary W. Carpenter, 4329
N. Broadway, P.O. Box 4796, Wichita, KS 67204

AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C,
Wichita, KS 67203

SURVEYOR/ENGINEER: Armstrong Land Survey, 250 N. Mathewson, Wichita, KS 67214

LOCATION: North of K-96, West side of Hillside

SITE SIZE: 4.83 Acres

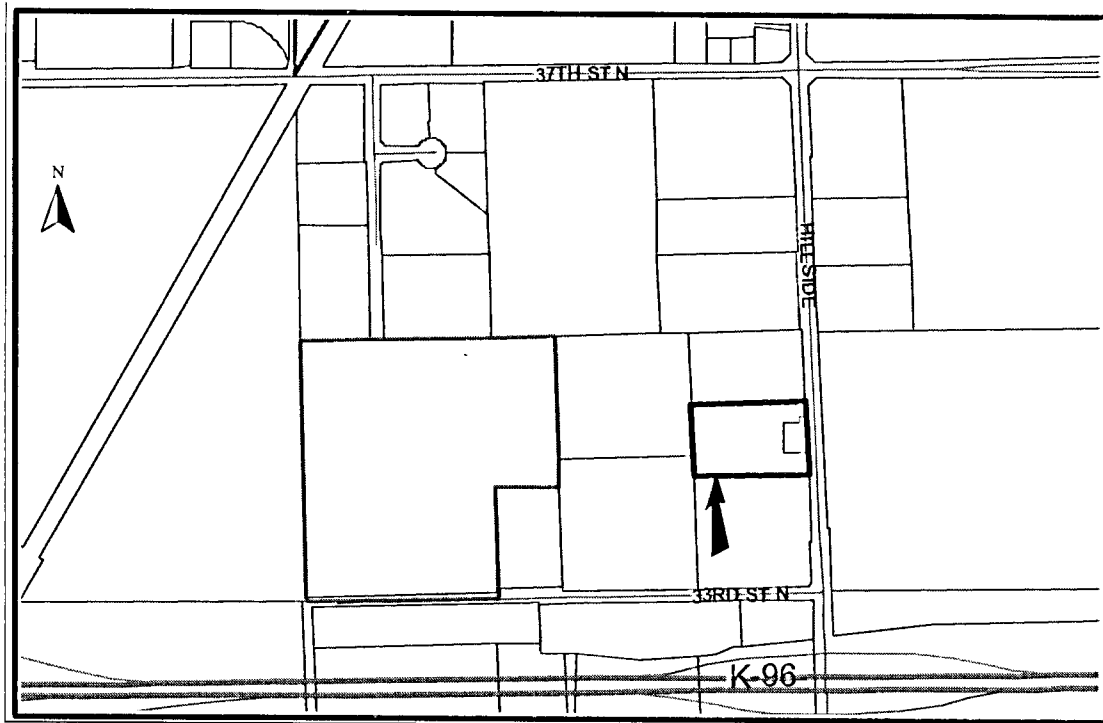
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.83 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Municipal water is available to serve the site. *A guarantee is required for extension of sanitary sewer. An off-site easement for sewer is required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along Hillside. Two access openings are permitted. An access easement centered on the south property line shall be established by separate instrument. The south drive shall be closed upon the construction of a driveway within the access easement along the south property line.
- E. The lot shall be designated as a "Lot" and not a "Parcel".
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The Applicant is advised that if platted, the building setbacks may be reduced to 20-ft to conform with the Zoning setback standard for the LI, Limited Industrial District.
- H. 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.
- I. The Applicant has provided a pipeline easement agreement which appears to indicate a pipeline located on the property. The final plat tracing shall indicate this pipeline easement, in addition to the required 50-ft pipeline setback provided for in the pipeline easement agreements. The recording information for the pipeline easement shall also be denoted on the face of the plat.
- J. **County Surveying** requests a dimension on the section line adjacent to the east property line.
- 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.)

SUB 2001-83 -- One-Step Final Plat VIREMEN ACRES ADDITION
August 23, 2001 - Page 3

- 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 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.
- 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. **Southwestern Bell has requested additional easements.**
- 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.