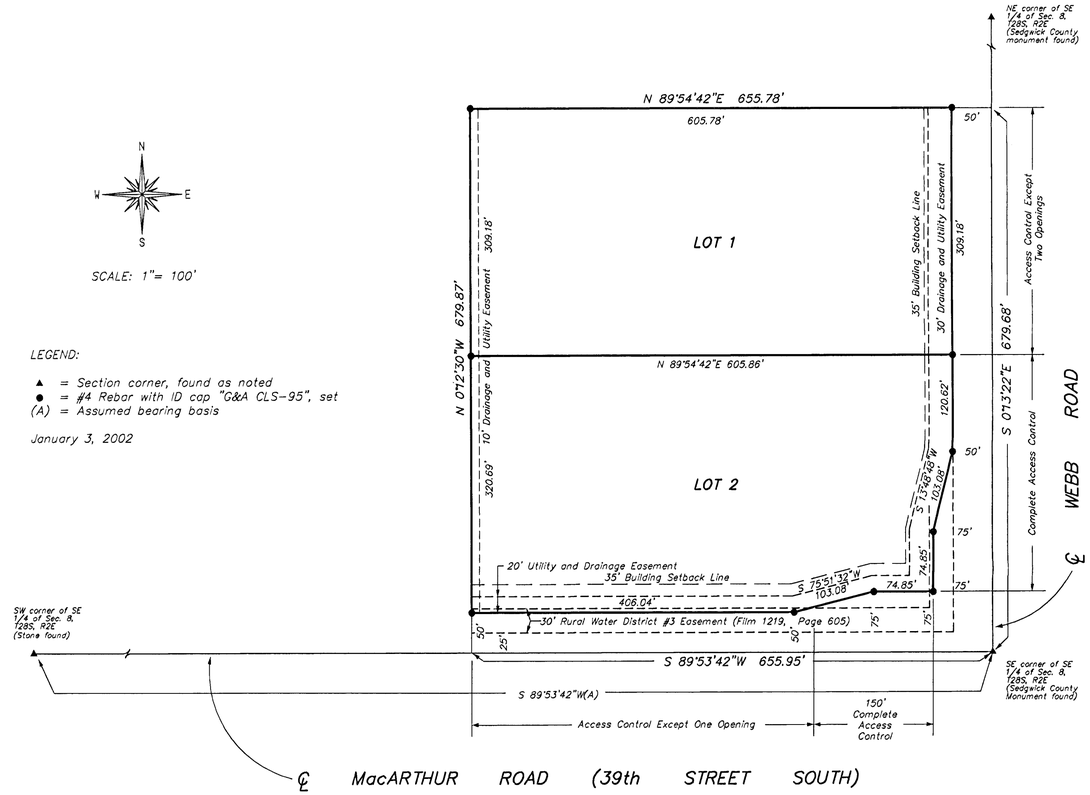
W. J. R. ADDITION TO SEDGWICK COUNTY, KANSAS



N
W E
S

SCALE: 1"= 100'

LEGEND:

▲ = Section corner, found as noted
● = #4 Rebar with ID cap "G&A CLS-95", set
(A) = Assumed bearing basis

January 3, 2002

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

We, Griffiths & Associates, Inc., surveyors in the aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted " W. J. R. ADDITION" to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

The East Half of the South Half of the Southeast Quarter of the Southeast Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.
and
The South 17 feet of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

GRIFFITHS & ASSOCIATES, INC.

_____ _____
Arthur G. Griffiths LS 244 Date

Know all men by these presents that we, the undersigned owners of the land described in the Surveyor's Certificate, have caused said land to be surveyed and platted into lots and streets, the same to be known as "W. J. R. ADDITION" to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities, and for drainage purposes. Existing easements and dedications within the above-described tract of land are hereby vacated by virtue of K.S.A. 12-512(b), amended.
Access control as shown on the face of the plat is hereby granted to Sedgwick County. Location of the indicated openings shall be determined by the County Engineer. A drainage plan has been developed for this subdivision. All drainage easements, rights-of-way, or reserves shall remain at the established grades or as modified with the approval of the County Engineer, and shall remain unobstructed to allow for the conveyance of storm water.

_____ _____
William J. Ramsey, Owner Date

_____ _____
Lucy B. Ramsey, Owner Date

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This instrument was acknowledged before me this _____ day of _____, 2002, by William J. Ramsey and Lucy B. Ramsey.

_____, Notary Public
Cheryl E. Bartlett

My Commission Expires: _____

Kanza Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "W. J. R. ADDITION" to Sedgwick County, Kansas.

Kanza Bank

_____, Senior Vice President
Jim Ashcraft

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This instrument was acknowledged before me this _____ day of _____, 2002, by _____ of Kanza Bank, on behalf of the Bank.

_____, Notary Public
Cheryl E. Bartlett

My Commission Expires: _____

This plat of "W. J. R. ADDITION" to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Jerry Michaelis

_____, Secretary
Marvin S. Krout

(SEAL)

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat approved and all dedications shown hereon, if any, are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

(SEAL)

The plat approval and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2002.

_____, Chair
Ben Sciortino

ATTEST:

_____, County Clerk
Don Brace

(SEAL)

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

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

_____, 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 _____ a.m.-p.m., on the _____ day of _____, 2002.

fwd tracing
posted
5/22/02

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Griffiths & Associates, Inc.
Land Surveyors
1333 N. Broadway, Ste. A
Wichita, KS 67214
(316) 267-2900
fax (316) 267-4431

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 7, 2002

Griffith and Associates, Inc.
1333 N. Broadway, Ste. A
Wichita, KS 67210

RE: SUB 2002-09 -- One-Step Final Plat of W.J.R. Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 7, 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 March 1, 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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 1, 2002

Griffith and Associates, Inc.
1333 N. Broadway, Ste. A
Wichita, KS 67210

RE: SUB 2002-09 -- One-Step Final Plat of W.J.R. Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 2002, 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 sanitary sewer is unavailable to serve this property, the applicant shall contact the **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 size of both lots does not meet the 4.5 acres required by Subdivision Regulations/Zoning Code for lots served by sewage lagoons. A modification will need to be approved by the Subdivision Committee and an administrative adjustment also will need to be approved. ***A modification on lot size has been approved.***

B. 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 to that effect.

C. A restrictive covenant shall be submitted that limits the property to residential uses as long as on-site sewerage facilities are used.

D. **City Water and Sewer Department** requests a petition for future extension of City water and sewer services.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed. A cross-lot drainage agreement may be needed.***

G. **County Engineering** needs to comment on the need for access controls. The plat proposes three access openings along Webb and one opening along MacArthur. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***County Engineering has required complete access control to Webb Road from Lot 2. 150 feet of complete access control along MacArthur is required from the intersection.***

H. 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. Not needed

I. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. The plattor'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.

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, March 7, 2002, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: William J. and Lucy B. Ramsey, 3921 S. Webb Road, Wichita, KS 67210
Charles Jacobs, 4630 S. Wind, Derby, KS 67037
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
MARCH 7, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 2/28/02)

CASE NUMBER: SUB 2002-09 -- W.J.R. ADDITION

OWNER/APPLICANT: William J. and Lucy B. Ramsey, 3921 S. Webb Road, Wichita, KS 67210

SURVEYOR/ENGINEER: Griffiths & Associates, Inc., 1333 N. Broadway, Suite A, Wichita, KS 67214

LOCATION: Northwest corner of MacArthur Road and Webb Road

SITE SIZE: 10.24 Acres

NUMBER OF LOTS

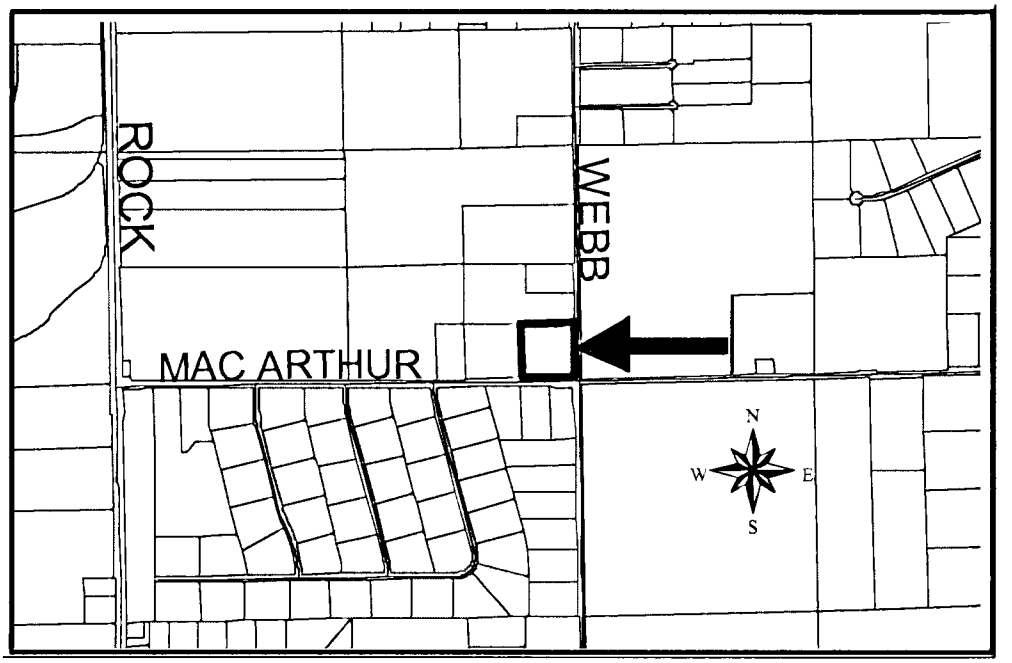
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.3 Acres

CURRENT ZONING: LC, Limited Commercial; SF-20, Single-Family Residential

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 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes two single-family dwellings on the lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the **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 size of both lots does not meet the 4.5 acres required by Subdivision Regulations/Zoning Code for lots served by sewage lagoons. A modification will need to be approved by the Subdivision Committee and an administrative adjustment also will need to be approved. ***A modification on lot size has been approved.***

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