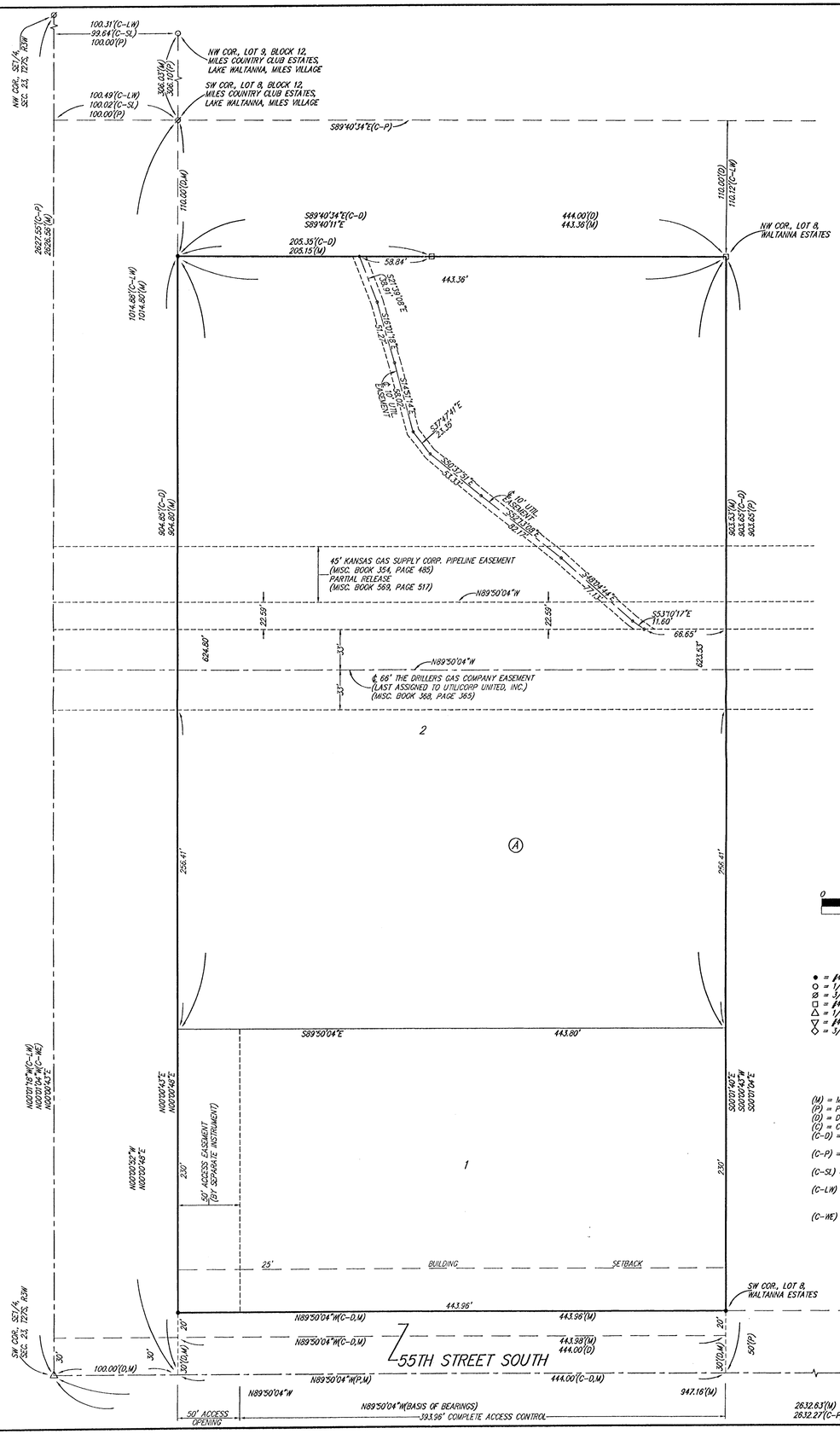
final tracing received 8-7-01

BIG FOOT ESTATES
SEDGWICK COUNTY, KANSAS



● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
⌀ = 3/4" IRON (FOUND)
□ = ¼ REBAR (FOUND)
△ = 1/2" IRON OVER STONE (FOUND)
▽ = ¼ REBAR OVER STONE (FOUND)
◇ = 3/4" IRON (SET)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.
(C-SL) = CALCULATED TO SECTION LINE
(C-LW) = CALCULATED, BASED ON MILES COUNTRY CLUB ESTATES, LAKE WALTANNA, MILES VILLAGE PLAT INFO.
(C-WE) = CALCULATED, BASED ON WALTANNA ESTATES PLAT

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BIG FOOT ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: A tract in the SE1/4 of Sec. 23, Twp. 28-S, R-3-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 100.00 feet east of and 30 feet north of the SW corner of said SE1/4; thence north parallel to the west line of said SE1/4, 724.85 feet to a point 260.00 feet directly south of the SW corner of Lot 8, Block 12, Miles Country Club Estates, Lake Waltanna, Miles Village, Sedgwick County, Kansas; thence east parallel to the south line of Lots 8, 7, and 6, of said Block 12, a distance of 444.00 feet; thence south parallel to the west line of said SE1/4, 723.65 feet to a point 30.00 feet north of the south line of said SE1/4; thence west parallel to the south line of said SE1/4, 444.00 feet, to the point of beginning, TOGETHER with a tract in the SE1/4 of said Sec. 23, described as beginning at a point which is 100.00 feet east of and 754.85 feet north of the SW corner of said SE1/4, Sec. 23; thence north parallel to the west line of said SE1/4, 150.00 feet to a point 110.00 feet directly south of the SW corner of Lot 8, Block 12, Miles Country Club Estates, Lake Waltanna, Miles Village, Sedgwick County, Kansas; thence east parallel to the south lines of Lots 8, 7, and 6, of said Block 12, a distance of 444.00 feet; thence south parallel to the west line of said SE1/4, 150.00 feet; thence west parallel to the south lines of Lots 8, 7, and 6, Block 12, a distance of 444.00 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b), including the unrecorded W.P.A. farm pond and "water rights and water access" easement referred to in Misc. Book 388, Page 183, and in Misc. Book 388, Page 184.

Baughman Company, P.A.

Michael D. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Street, to be known as "BIG FOOT ESTATES", Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 55th Street South shall be as depicted on the face of the plat and hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer for the appropriate governing body.

John A. Hattan Trust dated June 17, 1992

John A. Hattan, Trustee

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this____day of_____, 2001, by John A. Hattan, Trustee of the John A. Hattan Trust dated June 17, 1992, on behalf of the trust.

_____, Notary Public

My App't. Exp._____

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

This plat of "BIG FOOT ESTATES", 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

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this____day of_____, 2001.

_____, Chair
Carolyn McGinn

ATTEST: _____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this____day of _____, 2001.

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

Entered on transfer record this____day of_____, 2001.

_____, County Clerk
Don Brace

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_____, 2001 at____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\BIG FOOT ESTATES\DWG\BIGFOOT.DWG-MSC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 5, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-21 -- Final Plat of Big Foot Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 5, 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 March 30, 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.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 30, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-21 -- Final Plat of Big Foot Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 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. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that limits Lot 1 to non-domestic uses on the site until public sewer is available. A site plan is also required.*

B. The site is currently served by Rural Water District No. 4. 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 from the water district to that effect.

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 Master Drainage plan needs to be submitted.*

E. County Fire Department needs to comment on the proposed access easement for Lot 2. *No building shall be constructed on Lot 2 until the driveway is built.*

F. To provide for access to Lot 2, an access easement needs to 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. *County Engineering has required a 50-ft access easement, which will be relocated by the applicant to the west property line.*

G. 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.

H. 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.

I. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".

J. On the final plat tracing, 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.

K. 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.)

L. 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.

M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, April 5, 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

Copies to: John A. Hattan Revocable Trust, 6 Lakeridge Dr., Goddard, KS 67052
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. 3-4
APRIL 5, 2001

STAFF REPORT
(Final Plat Approved 3/29/01; Preliminary Plat Approved 3/1/01)

CASE NUMBER: SUB 2001-21 -- BIG FOOT ESTATES

OWNER/APPLICANT: John A. Hattan Revocable Trust, 6 Lakeridge Dr., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 55th St. South, West of 231st St. West

SITE SIZE: 8.70 Acres

NUMBER OF LOTS

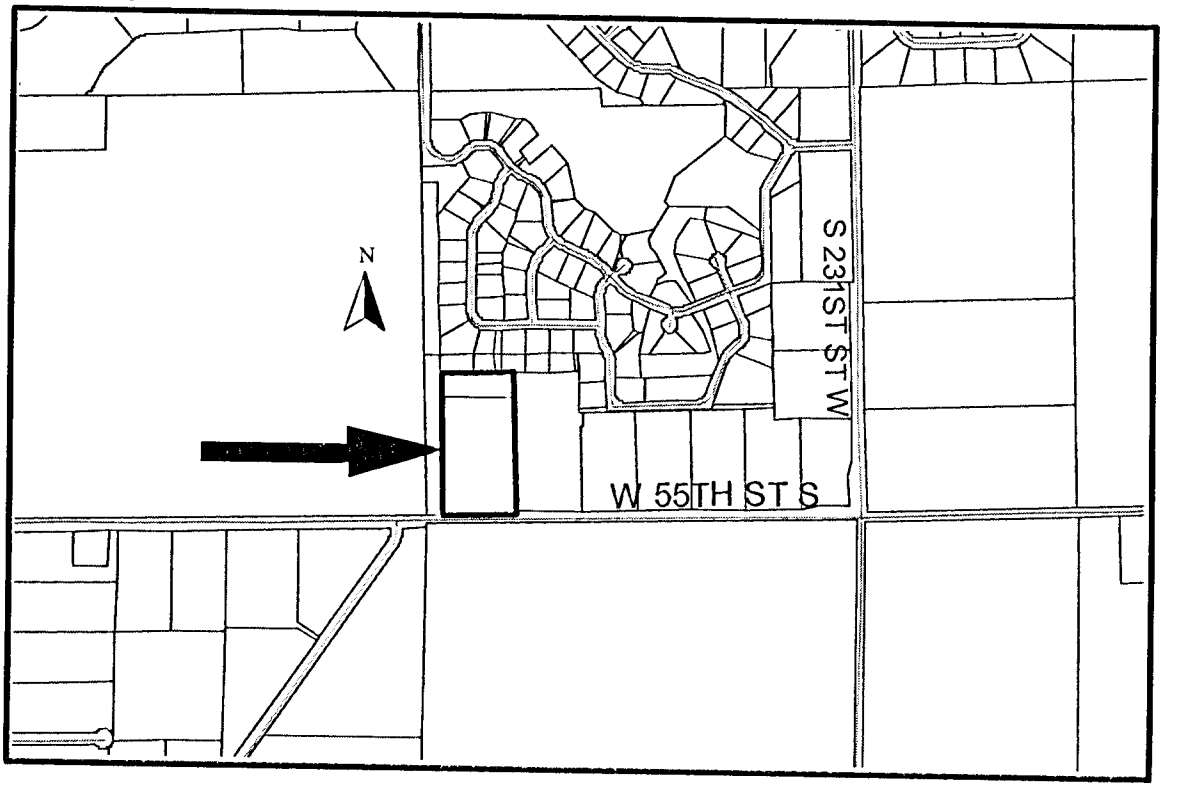
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.34 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This property is located in the County in an area designated as "Rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. ***A restrictive covenant is required that limits Lot 1 to non-domestic uses on the site until public sewer is available. A site plan is also required.***

B. The site is currently served by Rural Water District No. 4. 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 from the water district to that effect.

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