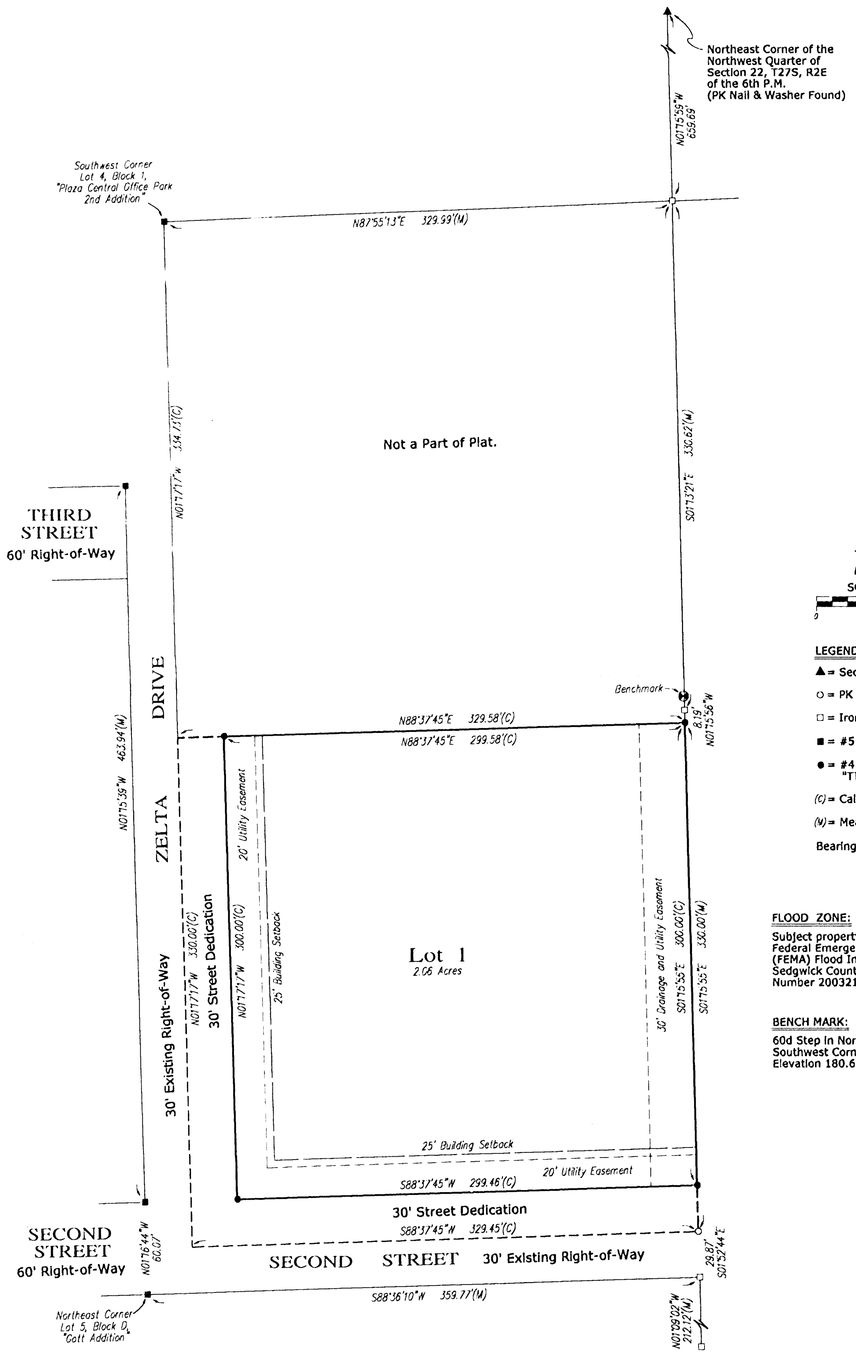
FINAL PLAT OF
"HINDU TEMPLE ADDITION"
WICHITA, SEDGWICK COUNTY, KANSAS
IN THE NW 1/4 OF SECTION 22, T27S, R2E OF THE 6TH P.M.

Revised 6-15-01
final facing



SCALE : 1" = 50'

0 50 100

LEGEND:

- ▲ = Section Corner Found
- ○ = PK in Fence Post Found
- □ = Iron Pipe Found
- ■ = #5 Rebar Found
- ● = #4 Rebar Set with I.D. Cap "TTLSI CLS22"
- (C) = Calculated
- (M) = Measured

Bearing Basis Assumed

FLOOD ZONE:

Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0225 A, effective June 3, 1986.

BENCH MARK:

60d Step in North Brace Post, Near Southwest Corner of Lot 9, "Gilder's Gardens" Elevation 180.68 City Datum

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "HINDU TEMPLE ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The South 330 feet of the East 10 acres of the North Half of the Northwest Quarter of Section 22, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958 Date June 5, 2001

MICHELE GOODRICH REGISTERED LS-958 KANSAS LAND SURVEYOR

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

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

This plat of "HINDU TEMPLE ADDITION", Wichita, 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 are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and Streets to be known as "HINDU TEMPLE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements as shown hereon is hereby granted for the construction and maintenance of all public utilities. The drainage easement is hereby granted for the conveyance of stormwater. The Streets are hereby granted to and for the use of the public. 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 applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

HINDU TEMPLE OF GREATER WICHITA, INC.

_____
Raghunath Reddi, Chairman of the Board of Trustees

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 2nd day of June, 2001, by Raghunath Reddi, Chairman of the Board of Trustees, of Hindu Temple of Greater Wichita, Inc., a Kansas not-for-profit corporation.

_____, Notary Public

My Commission Expires: _____

Entered on transfer record this _____ day of _____, 2001.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____.M., on the _____ day of _____, 2001.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH // LAND SURVEYING / INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2883 / 794-3273
Fax (316) 794-3274

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2001

Terra Tech Land Surveying, Inc.
22200 W. 63rd Street South
Viola, KS 67179

SUB 2001-39 -- One-Step Final Plat of Reddi Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 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 April 27, 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

April 27, 2001

Terra Tech Land Surveying, Inc.
22200 W. 63rd Street South
Viola, KS 67179

SUB 2000-39 -- One-Step Final Plat of Reddi Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.

B. The applicant shall guarantee the extension of public water to serve the lot being platted.

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

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is needed. An off-site drainage agreement is required.*

E. The applicant shall guarantee the installation of Second Street to a roadway width of 31-ft back of curb to back of curb.

F. The applicant shall provide a No Protest Agreement for future improvements to Zelta.

G. The paving guarantee shall include the installation of an "L" or "T" type turnaround at the terminus of Second Street at the plat's east line.

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

I. 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.

J. 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 available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 10, 2001. The meeting will begin at 12:00 noon; Subdivision cases will be heard no earlier than 12:45 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6
MAY 10, 2001

STAFF REPORT
(One-Step Final Plat Approved 4/26/01)

CASE NUMBER: SUB 2001-39 -- REDDI ADDITION

OWNER/APPLICANT: Plaza Central Office Park, Inc., Attn: Joel Associates, 6100 E. Central, Suite 215, Wichita, KS 67208-4237; (Contract Purchasers) Ragbunath and Rekha Reddi, 9008 Summerfield, Wichita, KS 67206

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: North side of 2nd Street, East of Greenwich

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

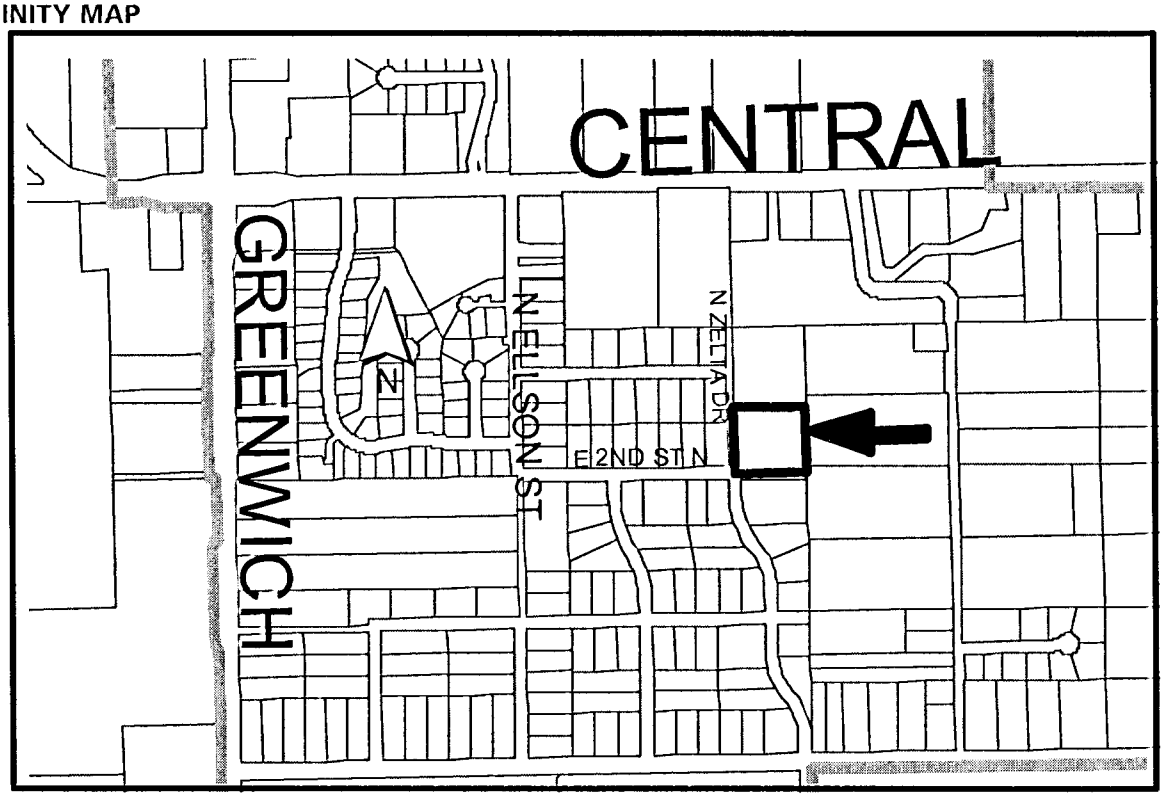
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.06 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

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