

final tracing
received
8-24-00

BELLOWS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "BELLOWS 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 _____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

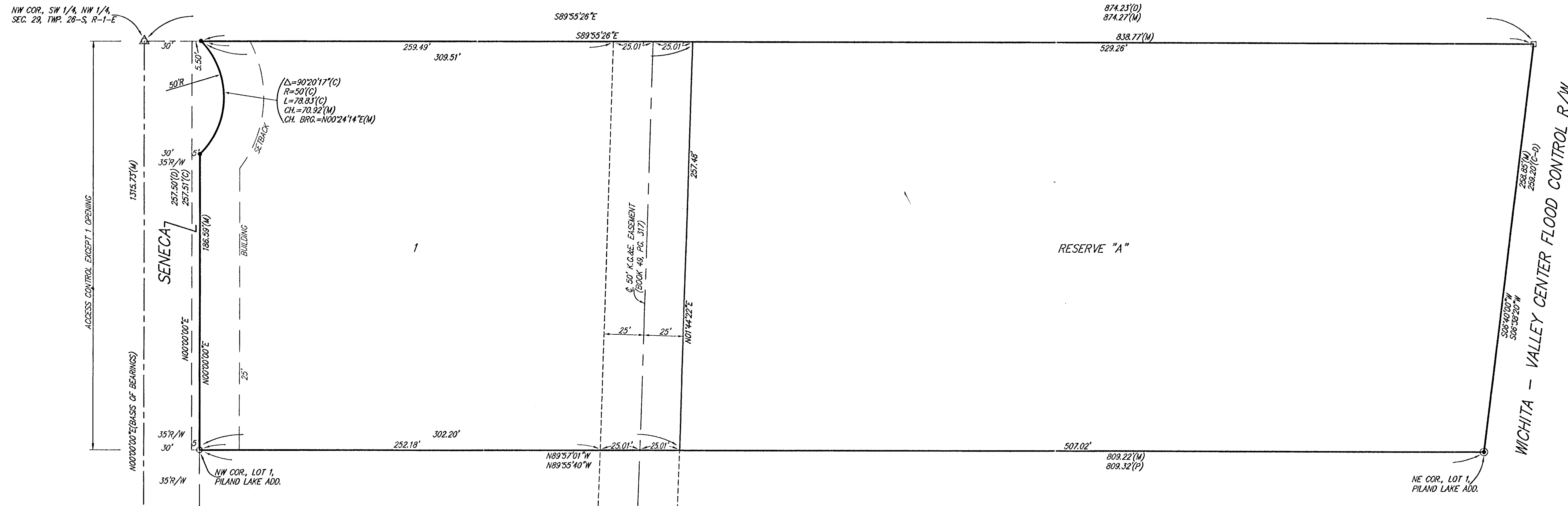
Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2000 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "BELLOWS ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as the north 257.50 feet of the part of the SW 1/4
of the NW 1/4 of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, lying west of the Wichita-Valley Center Flood Control
Right-of-Way.

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

Baughman Company, P.A.

Michael G. 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 a Lot, a Street, and a Reserve to be known as "BELLOWS
ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated
to and for the use of the public. Reserve "A" is hereby reserved for
floodway purposes and shall be the responsibility of the owner of
Lot 1 until such time as the appropriate governing body elects to assume
responsibility for maintenance and improvements to the drainage. No
buildings shall be constructed or placed on or within said floodway, nor
shall any fill, change of grade, creation of channel, or any other work
be carried on without the permission of the Engineer of the appropriate
governing body. Reserve "A" shall be owned by the owner of Lot 1.
All abutters rights of access to or from Seneca over and across the
west line of Lot 1 are hereby granted to the City of Wichita, Kansas
provided, however, that said Lot 1 shall have access to Seneca at one
location as shall be determined by the City Engineer of the City of
Wichita, Kansas. The Minimum Building Pad Elevation for the lowest
opening to the structures on Lot 1 shall be 136.6 City Datum,
(1324.00 NGVD).

Gene E. Bellows

V. Raye Bellows

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 23rd day of August, 2000, by Gene E. Bellows and V. Raye
Bellows, as husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-2001

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2000

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

RE: SUB 2000-51 -- One-Step Final Plat of BELLOWS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 7, 2000.

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

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2000

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

RE: SUB 2000-51 -- One-Step Final Plat of BELLOWS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. Standard soil testing is approved.
- B. City Engineering needs to indicate the status of Wichita water and sewer services for this area and if petitions for future extensions need to be provided at this time. A petition for future extension of sanitary sewer and public water is required.
- 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 and the need for the platting of a Floodway Reserve for the existing lake. A Floodway Reserve should be platted for the eastern portion of the property.
- E. Traffic Engineering needs to comment on the need for access controls. The final plat tracing shall reference the access controls in the platlor's text. Traffic Engineering has approved access control except for one opening along Seneca.
- 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.

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T 316.268.4421 F 316.268.4390

www.wichitagov.org

More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- G. Due to the excessive lot depth, City Fire Department needs to comment on the need for a maximum building setback to accommodate fire prevention equipment. The plat shall include a Floodway Reserve along the eastern portion which would limit construction.
- H. The lot depth to width ratio exceeds 2.5 to 1 and a modification from the Subdivision Committee will be required. A modification is approved.
- I. The 50-foot KG&E easement needs sufficient ties to locate it definitely with respect to the subdivision.
- J. 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.
- 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.

SUB 2000-51 -- One-Step Final Plat of BELLOWS ADDITION

July 7, 2000

Page 3

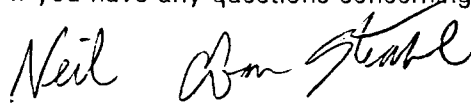
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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.

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, July 13, 2000, at 12:30 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read "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: Gene E. and V. Raye Bellows, 4201 N. Seneca, Wichita, KS 67204-3105
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 7/6/00)

CASE NUMBER:

SUB 2000-51 -- BELLOWS ADDITION

OWNER/APPLICANT:

Gene E. and V. Raye Bellows, 4201 N. Seneca, Wichita, KS 67204-3105

SURVEYOR/ENGINEER:

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

LOCATION:

North of I-235, East side of Seneca

SITE SIZE:

4.85 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA:

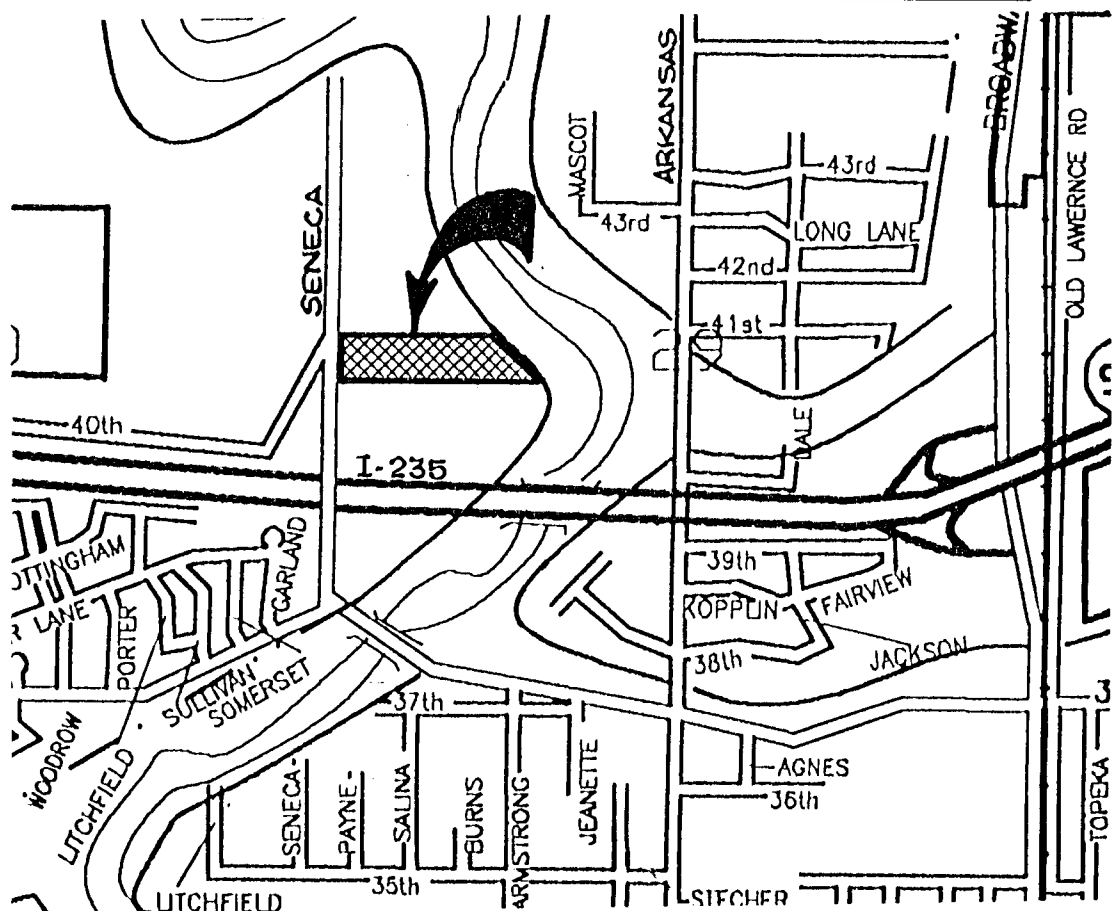
4.85 Acres

CURRENT ZONING:

SF-6, Single-Family Residential

PROPOSED ZONING:

Same

VICINITY MAP

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

STAFF COMMENTS:

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- B. **City Engineering** needs to indicate the status of Wichita water and sewer services for this area and if petitions for future extensions need to be provided at this time. **A petition for future extension of sanitary sewer and public water is required.**
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SUB 2000-51 -- One-Step Final Plat of BELLOWS ADDITION
July 13, 2000 - Page 3

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