

FINAL PLAT OF
"DONALDSON - TALBERT ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 12, T28S, R1W OF THE 6TH P.M.

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 "DONALDSON-TALBERT ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The West 150 feet of the South 750 feet of a tract of land Beginning 1998.2 feet East of the Southwest corner of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 849 feet; thence North 2651.2 feet; thence West 658.8 feet; thence South to Beginning, EXCEPT the East 165 feet of the South 1326 feet of the Southwest Quarter, Section 12, Township 28 South, Range 1 West, AND EXCEPT that part condemned in District Court Case A-76777 for I-235 Highway.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich December 15, 1999
Michele Goodrich LS #958 Date

Know all men by these presents that the undersigned, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots and a Street, to be known as "DONALDSON-TALBERT ADDITION", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from MacArthur Road, over and across the South line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to MacArthur Road, at one location as shall be determined by the City Engineer. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. 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.

Sherman Donaldson

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999, by Sherman Donaldson.

Janice A. Gray _____, Notary Public

My Commission Expires: _____

This plat of "DONALDSON-TALBERT ADDITION", 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. Kicut

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

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

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

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2000.

COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

Attest: _____, County Clerk
James Alford

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

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

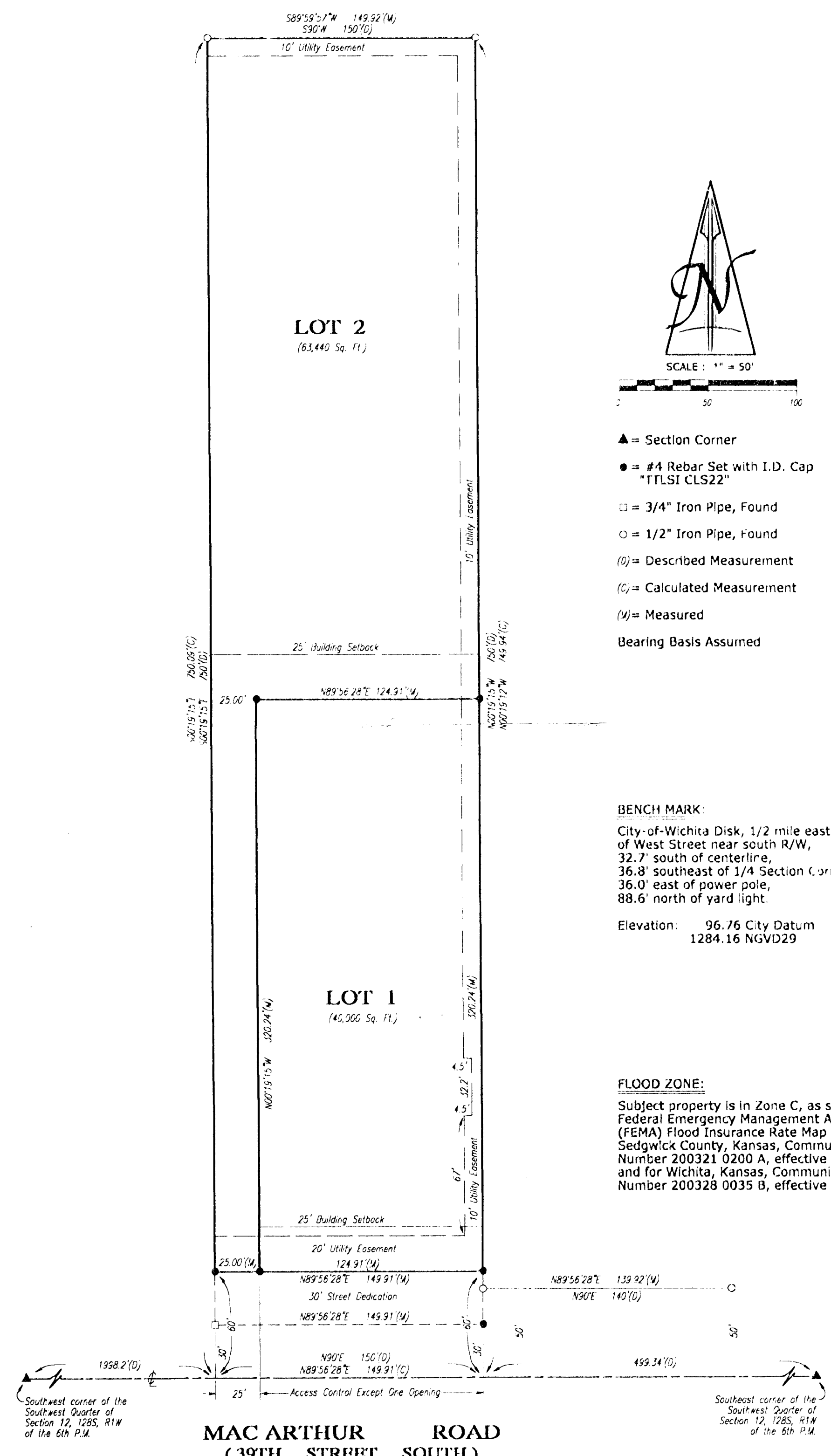
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 2000.

_____, Register of Deeds
Bill Meek

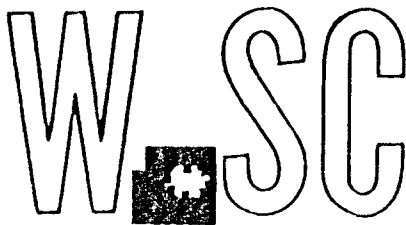
_____, Deputy
Linda Kizzire

TERRA TECH
LAND SURVEYING, INC.

239 North Chic
Wichita, Kansas 67214-5933
(316) 267-0744 / 267-2348
Fax (316) 267-2756



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 17, 1999

Terra Tech Land Surveying, Inc.
C/O Michele Goodrich
239 N. Ohio
Wichita, KS 67217

RE: S/D 99-85 – One-Step Final Plat of DONALDSON-TALBERT ADDITION

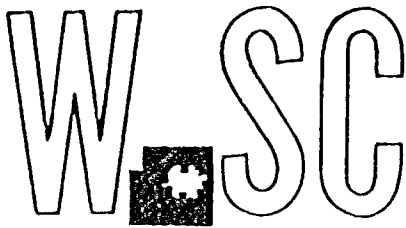
At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 3, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 6, 1999

Terra Tech Land Surveying, Inc.
C/O Michele Goodrich
239 N. Ohio
Wichita, KS 67217

RE: S/D 99-85 -- One-Step Final Plat of DONALDSON-TALBERT ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential. If annexation is completed prior to the plat's submittal for City Council review, the County Commissioner's signature block may be eliminated.
- B. 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.
- C. City Engineering requests the Applicant attempt to obtain a valid sewer petition. A petition for future City water (and sewer if applicable), shall be required.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. An off-site drainage easement is required.
- E. City Fire Department requires a 20-foot gravel road with a turnaround to within 150 feet of the most remote point of any structure. A site plan shall be submitted to City Fire Department prior to the issuance of a building permit.



- G. 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.
- H. 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.
- I. The platting 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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/D 99-85 -- One-Step Final Plat of DONALDSON-TALBERT ADDITION
December 6, 1999
Page 3

R. 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 Release 13 version of 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. Also, 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, December 16, at 10:00 a.m.

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

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

Sincerely,

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: Sherman Donaldson, 3330 W. MacArthur, Wichita, KS 67217
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 12/2/99)

CASE NUMBER: S/D 99-85 -- DONALDSON-TALBERT ADDITION

OWNER/APPLICANT: Sherman Donaldson, 3330 W. MacArthur, Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North side of MacArthur Road, East of West Street

SITE SIZE: 2.58 Acres

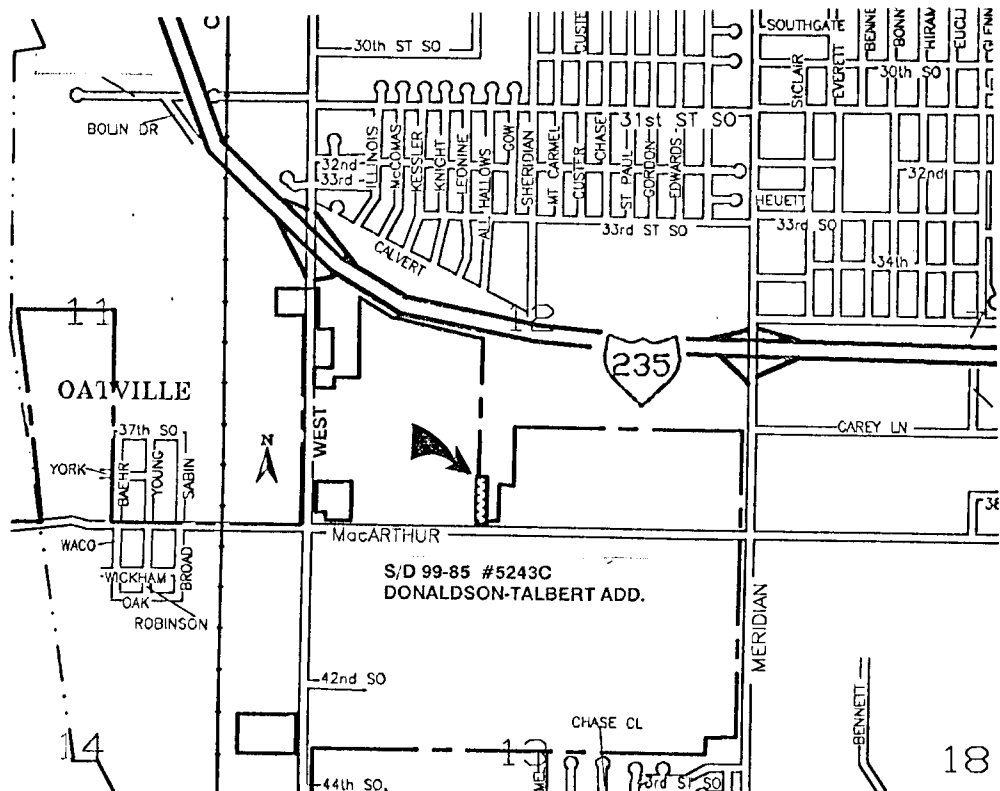
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 40,000 Sq.Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This unplatted site is located in the County adjoining Wichita's city limits and a annexation is required.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential. If annexation is completed prior to the plat's submittal for City Council review, the County Commissioner's signature block may be eliminated.
- B. 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.
- C. **City Engineering requests the Applicant attempt to obtain a valid sewer petition. A petition for future City water (and sewer if applicable), shall be required.**
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **An off-site drainage easement is required.**
- E. **City Fire Department** requires a 20-foot gravel road with a turnaround to within 150 feet of the most remote point of any structure. A site plan shall be submitted to **City Fire Department** prior to the issuance of a building permit.
- G. 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.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.