

SEWAGE TREATMENT PLANT NO. 3 (NW)

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 5TH DAY OF APRIL, 2000, WE HAVE SURVEYED AND PLATTED SEWAGE TREATMENT PLANT NO. 3 (NW) TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCK, RESERVE AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

THE SW 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS,

EXCEPT THE SOUTH 190 FEET OF THE WEST 229.26 FEET;

AND EXCEPT A TRACT DESCRIBED AS: BEGINNING AT A POINT 190 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SW 1/4; THENCE EAST A DISTANCE OF 290.4 FEET; THENCE NORTH 150 FEET; THENCE WEST 290.4 FEET TO THE SECTION LINE; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING;

AND EXCEPT FROM THE SOUTHWEST CORNER OF SAID SECTION 25, N0°00'E, ON THE WEST LINE, A DISTANCE OF 340 FEET TO THE POINT OF BEGINNING; THENCE N0°00'E A DISTANCE OF 167.00 FEET; THENCE N90°00'E A DISTANCE OF 290.16 FEET; THENCE S0°00'W A DISTANCE OF 155.20 FEET; THENCE S87°40'15"W A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING.

AND EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, 763 FEET WEST OF THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE 881.57 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE 45 FEET; THENCE SOUTHWESTERLY 899.76 FEET TO A POINT ON SAID SOUTH LINE 225 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH LINE 225 FEET TO THE POINT OF BEGINNING;

AND EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 25, 988 FEET WEST OF THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE WEST ALONG SAID SOUTH LINE 195 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE 881.57 FEET; THENCE EAST PARALLEL TO SAID SOUTH LINE 375 FEET; THENCE SOUTHWESTERLY 889.76 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART OF THE SW 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE S.W. CORNER THEREOF; THENCE N0°00'E ALONG THE WEST LINE OF SAID SW 1/4, 507 FEET FOR A PLACE OF BEGINNING; THENCE N90°00'E, 290.16 FEET; THENCE N0°00'E, 34.79 FEET; THENCE S87°40'22"W, PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 290.4 FEET TO THE WEST LINE OF SAID SW 1/4; THENCE S0°00'W ALONG THE WEST LINE OF SAID SW 1/4, 23 FEET TO THE PLACE OF BEGINNING.

THE TEMPORARY CONSTRUCTION EASEMENT ON FILM 994, PAGE 0090 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

BOUNDARY SURVEY PREPARED BY SAVOY, RUGGLES & BOHM, P.A. (JUNE 14, 1999)

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, BLOCK, AND STREETS, THE SAME TO BE KNOWN AS SEWAGE TREATMENT PLANT NO. 3 (NW) TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 135TH STREET WEST AND 37TH STREET NORTH OVER AND ACROSS THE WEST AND SOUTH LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 135TH STREET WEST AT THREE LOCATIONS AS SHOWN AND ACCESS TO 37TH STREET NORTH AT ONE LOCATION AS SHOWN. SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. PROVIDED FURTHER THAT NO STRUCTURE SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY.

FOR ADDITIONAL INFORMATION ON SETBACKS AND RESTRICTIONS, SEE CU-564 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY OR FLOODWAYS SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, BY BOB KNIGHT, MAYOR AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF SEWAGE TREATMENT PLANT NO. 3 (NW) HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 30TH DAY OF MARCH, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____, CHAIRMAN
FRANCIS M. CAROFALO

BY: _____, SECRETARY
MARVIN S. KROUT

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 IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE



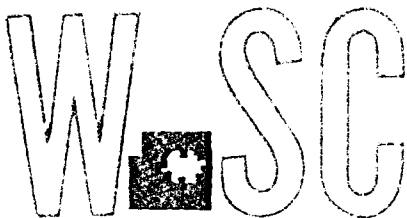
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

TO WICHITA, SEDGWICK COUNTY, KANSAS



THAT AREA WITHIN THE FEMA 100-YR FLOODPLAIN SHALL HAVE A MINIMUM FLOOR ELEVATION = 1359.0 N.G.V.D.

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

March 30, 2000

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-12 -- One Step Final Plat of SEWAGE TREATMENT PLANT NO. 3 (NW) ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 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 March 24, 2000. In addition, Item I shall read to include the following:

"In the event the site plan is revised, paving requirements may be modified."

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

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

March 24, 2000

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-12 -- One Step Final Plat of SEWAGE TREATMENT PLANT NO. 3 (NW) ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. *No guarantees are required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. *County Engineering requests the extension of the Floodway Reserve going north along the small tributary, and northeast along the large tributary.*
- D. County Engineering needs to comment on the access controls. The plat proposes three access openings along 135th St. West and one opening along 37th St. North. *The access controls are approved.*
- E. County Engineering needs to comment on the need for improvements to 37th St. North and 135th St. West. *The applicant shall guarantee the construction to the two-lane rural pavement standard of 37th St. North from 119th St. West to 135th St. West, and of 135th St. West from 37th St. North to the northern entrance of the site.*
- F. 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.

- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. **Southwestern Bell requests additional easements.**
- O. 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.

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, March 30, 2000, 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.

STAFF REPORT
(One-Step Final Plat Approved 3/23/00)

CASE NUMBER: SUB 2000-12 -- SEWAGE TREATMENT PLANT NO. 3 (NW) ADDITION

OWNER/APPLICANT: City of Wichita, Water and Sewer Dept., 455 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, P.A., Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, East side of 135th St. West

SITE SIZE: 148 Acres

NUMBER OF LOTS

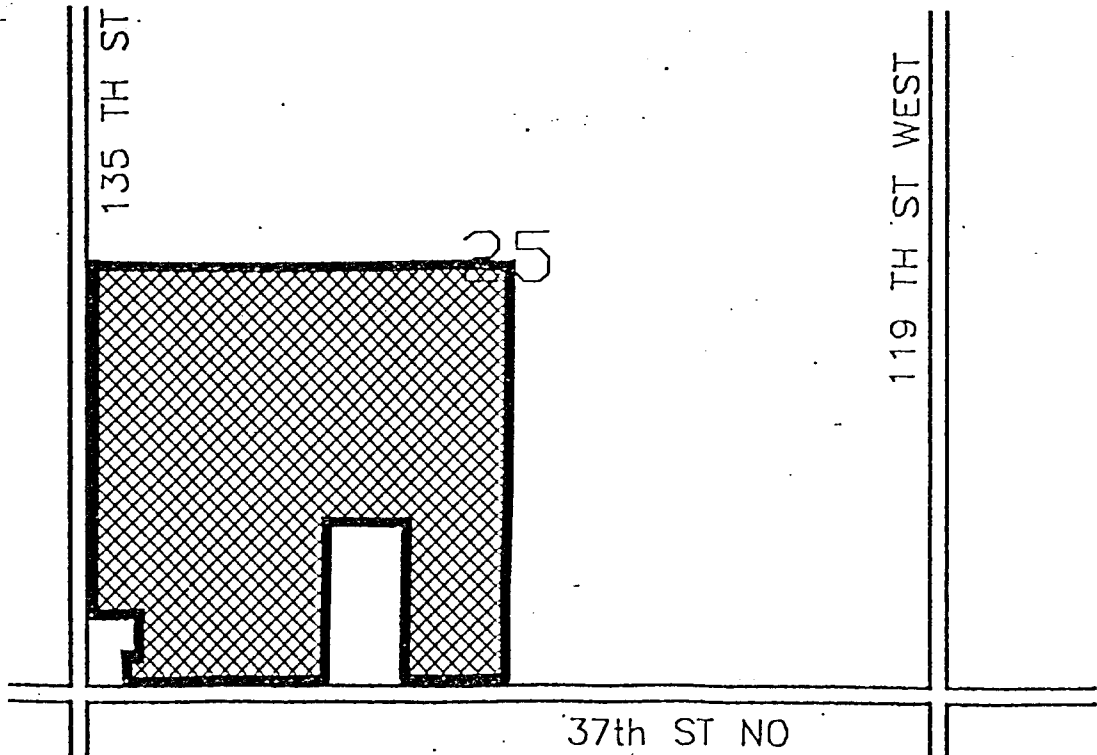
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 23.4 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site has been approved for a Conditional Use (CU-564) for a wastewater treatment plant, public park and fishery. Although the site was annexed by the City in 1999, neither of the perimeter streets are City streets.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests the extension of the Floodway Reserve going north along the small tributary, and northeast along the large tributary.
- D. County Engineering needs to comment on the access controls. The plat proposes three access openings along 135th St. West and one opening along 37th St. North. The access controls are approved.
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March 30, 2000 - Page 3

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