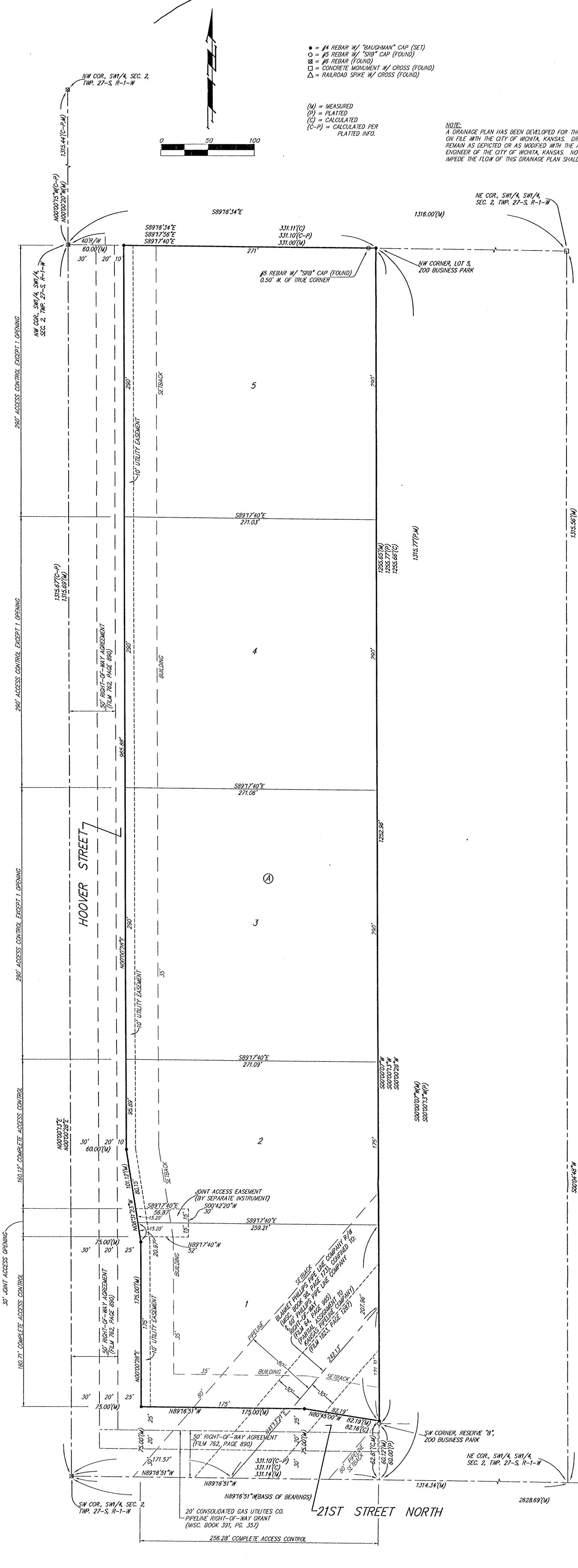
5/22/01 final tracing received

BURLESON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



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 "BURELSON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the west ten acres of the SW1/4 of the SW1/4 of Sec. 2, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED L.S. LS-971 KANSAS L.S.D. SURVEYOR

Michael G. Conrey 4-17-2001, 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 Streets, to be known as "BURLESON ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hoover Street and to or from 21st Street North shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Nu-Line Co., Inc., a Kansas corporation

_____, President
James D. Burleson

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23RD day of MAY, 2001, by James D. Burleson, President of Nu-Line Co., Inc., a Kansas corporation, on behalf of the corporation.

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

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BURELSON ADDITION", Wichita, Sedgwick County, Kansas.

The Prairie State Bank

Carmen Campbell, VP
CARMEN CAMPBELL, (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23 day of May, 2001, by CARMEN CAMPBELL, VP (Title) of The Prairie State Bank, on behalf of the bank.

Juanita C Dankert, Notary Public
JUANITA C. DANKERT

My App't. Exp. 9-30-04

JUANITA C. DANKERT Notary Public - State of Kansas My Appt. Expires 9/30/04

This plat of "BURLESON 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_____,_____.
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 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

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\BURLESON\DWG\BURLESONF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-07 -- Final Plat of ZOO BUSINESS PARK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 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 21, 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.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

NES:ch

Copies to: Coxco Company, LLC, 8309 W. Northridge Street, Wichita, KS 67205
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-07 -- Final Plat of ZOO BUSINESS PARK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 2000, 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 submit a guarantee for extension of City water and sanitary sewer. *A sanitary sewer layout is requested.*

B. Depending upon the status of City water and sanitary sewer, the **Health Department** needs to comment on the possible use of on-site temporary facilities for this site. *The applicant has requested a temporary holding tank for a portion of the site for use until municipal sewer is available.*

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 approved. A drainage guarantee is required.*

E County Engineering needs to comment on the need for access controls. *The Subdivision Committee approved one opening along 21st Street.*

F. County Engineering needs to comment on the need for additional right-of-way. *County Engineering has requested the dedication of an additional 10 foot of right-of-way for 21st St. North.*

The requested right-of-way has been dedicated on the final plat.

G. 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.

H. 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.

I. ***The applicant shall provide a guarantee for the paving of the internal street to the industrial street standards.***

J. 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.

K. The recording data on the pipeline easement needs changed from "Book" to "Film".

L. The pipeline company needs to approve the portion of Zoo Park Circle located over the pipeline easement and located within the pipeline setback.

M. The west boundary of this plat may need to be revised due to monuments set by Baughman Company for the proposed plat to the west.

N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

P. City Fire Department should comment on the length of the internal street, which is approximately 1,300 feet, exceeding the 600-ft limitation required by the Subdivision Regulations. ***City Fire Department has requested an emergency access easement across Lot 10 connecting with 21st St. North to provide an additional point of access.***

The requested emergency access easement has been platted.

Q. City Fire Department should comment on the plat's street name. ***The street name shall be Zoo Park Circle.***

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

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

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

Z. 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.

AA. 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 ~~1:00~~ 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Coxco Company, LLC, 8309 W. Northridge Street, Wichita, KS 67205
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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
February 3, 2000

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 00-07 -- ZOO BUSINESS PARK

APPLICANT: Coxco, LLC, 8309 W. Northridge Street, Wichita, KS 67205

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 21st St. North, East of Hoover Road

SITE SIZE: 20 Acres

Recommend - Holding Tanks OK

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	11
Total:	11

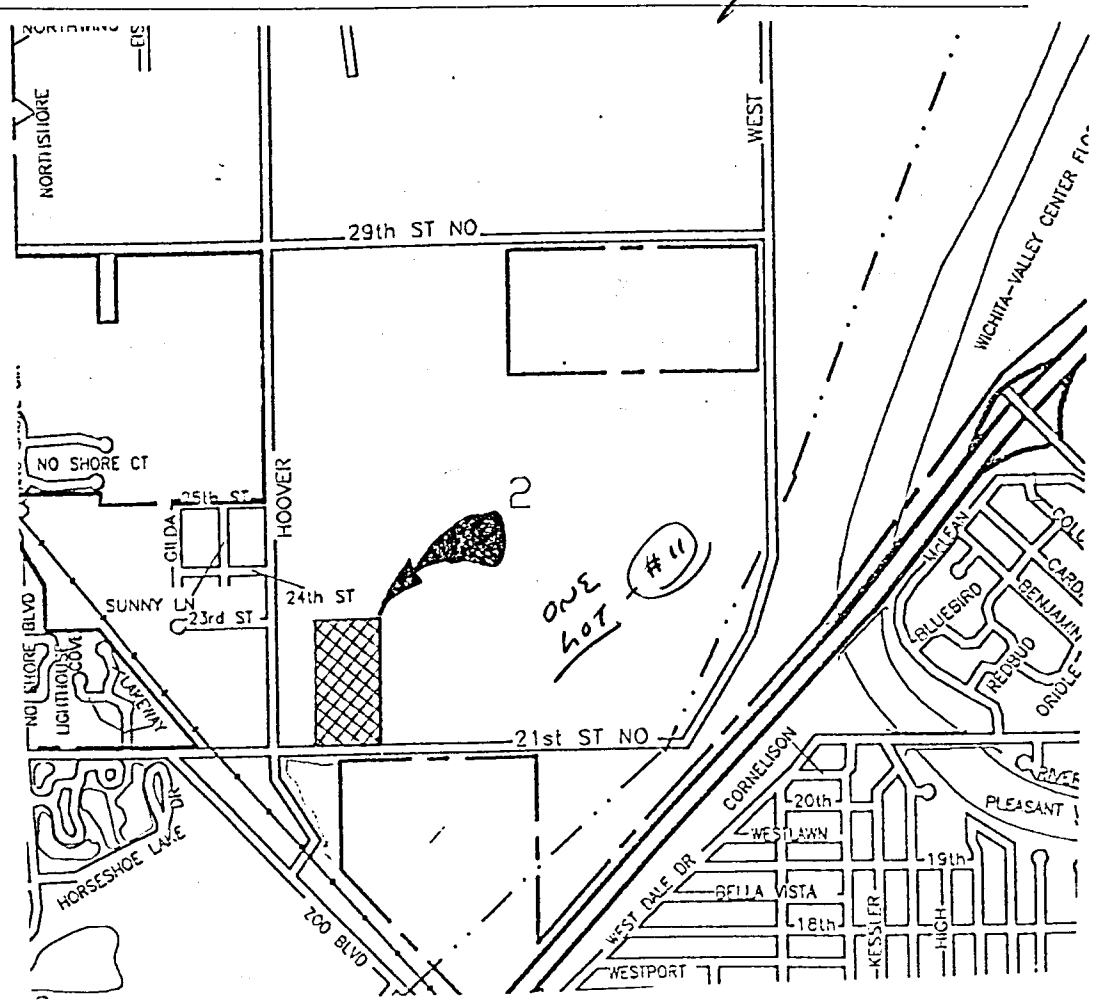
MINIMUM LOT AREA: 39,700 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

Protection of Groundwater Resources.

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits. The applicant has submitted a zone change request to Limited Industrial. MAPD has recommended a zone change to IP, Industrial Park.

STAFF COMMENTS:

A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.

B. The applicant shall submit a guarantee for extension of City water and sanitary sewer. City Engineering needs to indicate the status of the Wichita water and sanitary sewer services for this area and the need for any other guarantees.

C. Depending upon the status of City water and sanitary sewer, the Health Department needs to comment on the possible use of on-site temporary facilities for this site.

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

E. City Engineering needs to comment on the status of the applicant's drainage concept.

F. County Engineering needs to comment on the need for access controls. *County Engineering requests the dedication of complete access control along 21st Street North. Access to Lots 10 and 11 would be from the internal street. The dedication of access controls shall be referenced in the plattor's text of the final plat.*

G. County Engineering needs to comment on the need for additional right-of-way. *County Engineering has requested the dedication of an additional 10 foot of right-of-way for 21st Street North.*

H. This property is within a zone identified by the City Engineer's 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 Engineer's office.

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 applicant shall provide a guarantee for the paving of the internal street to the industrial street standards.

K. 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.

L. It is requested that the final plat shall reference a tie point to a section corner.

M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the

association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

O. City Fire Department should comment on the length of the internal street, which is approximately 1,300 feet, exceeding the 600-ft limitation required by the Subdivision Regulations. City Fire Department should comment on the need for an emergency access connecting with 21st Street North to provide an additional point of access.

P. In order to facilitate future development of the property to the west, it is requested that the internal street be extended to the west; or a contingent dedication of right-of-way provided between Lots 4 and 5, and along the south line of Lot 1.

Q. City Fire Department should comment on the plat's street name.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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 a 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.

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

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

Z. 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.

AA. 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.