WEBB-31 ADDITION

SEDGWICK COUNTY, KANSAS

final tracing
Received
6-17-99

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WEBB-31 ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The N. 734 feet of the E1/2 of the NE1/4 of the NE1/4 of Sec. 8, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date 15 Jun

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lots, a Block and Streets, to be known as "WEBB-31 ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat).

Dean L. Bussart and Rebecca P. Bussart Living Trust

Dean L. Bussart, Trustee

Rebecca P. Bussart, Trustee

Donald P. Olson

Donna Olson

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of June 1999, by Dean L. Bussart and Rebecca P. Bussart, Trustees of the Dean L. Bussart and Rebecca P. Bussart Living Trust, on behalf of the Trust, and Donald P. Olson and Donna Olson, Husband and Wife.

Notary Public

My App't. Exp. 11-25-2000

KATHY GARDNER Notary Public - State of Kansas My Appt. Expires 11-25-2000

This plat of "WEBB-31 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 _____ 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
William M. Johnson

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 _____, 1999.

Mayor
Bob Knight

City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 1999.

Chairman
Bill Hancock

Chairman Pro-Tem
Betsy Gwin

Commissioner
Thomas G. Winters

Commissioner
Carolyn McGinn

Commissioner
Ben Sciortino

County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1999.

County Clerk
James Alford

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 _____ 1999, at ____ o'clock ____ M: and is duly recorded.

Register of Deeds
Bill Meek

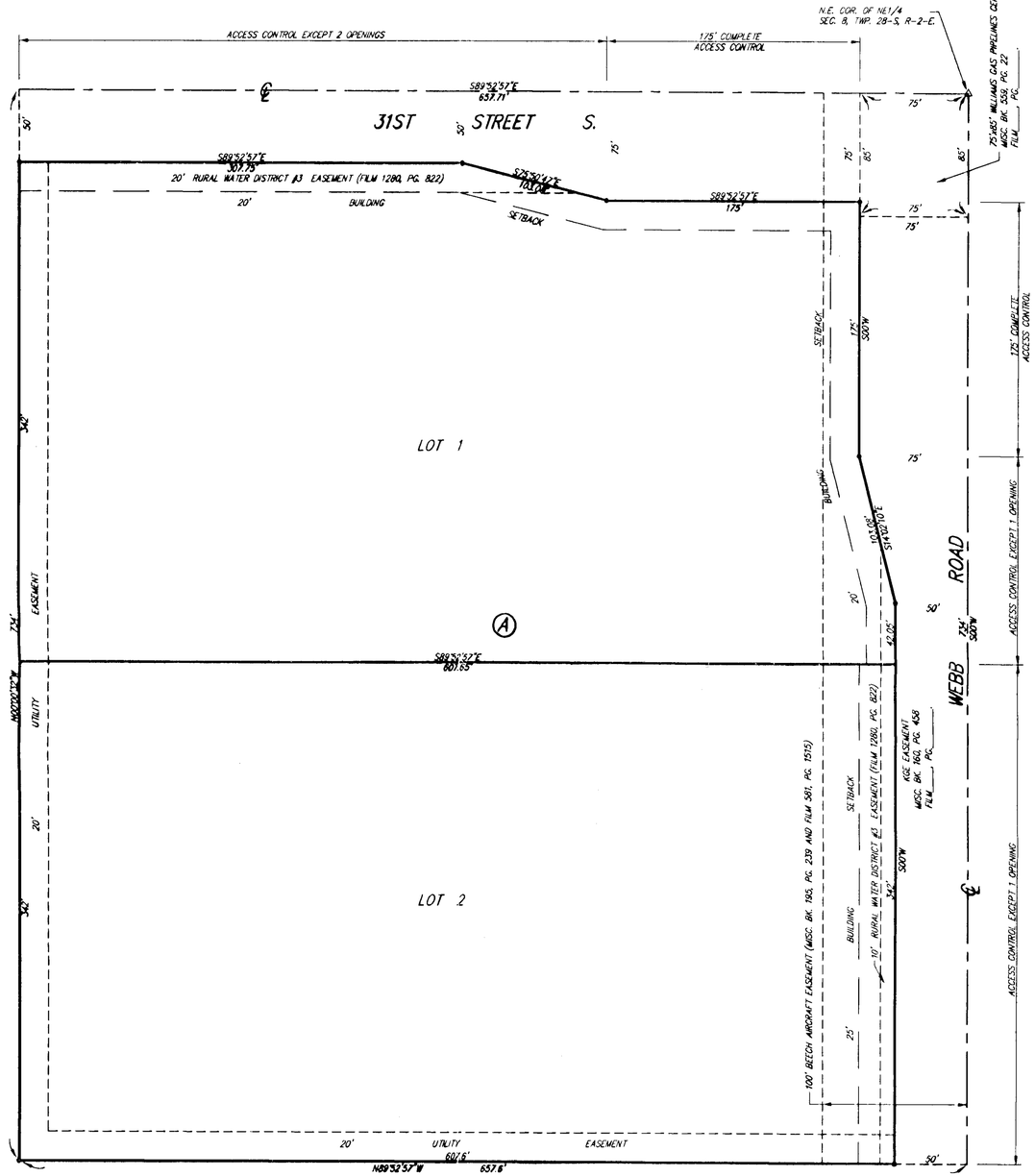
Deputy
Linda Kizzire

SRB

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

△ = 1/2" IRON IN CENTER OF THIMBLE (FOUND)

● = 5/8" REBAR W/SRB CAP (SET)



DWG FILE: 012B1PF-R.C.
PROJECT NO. 99B012B1P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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 25, 1999

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

RE: S/D 9921 -- One-Step Final Plat of WEBB-31 ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 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 March 19, 1999.

In addition, please be advised that if a commercial use is proposed for Lot 2, the required Restrictive Covenant shall contain language limiting Lot 2 to the uses permitted in the "LC" zoning district for the north 550 feet of the lot, as long as, the ownership is separate from that of Lot 1.

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 and 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.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Dean L. Bussart, 5050 E. Central, Wichita, KS 67208
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

WICHITA — SEDGWICK COUNTY

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CITY HALL — TENTH FLOOR
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March 19, 1999

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

RE: S/D 9921 -- One-Step Final Plat of WEBB-31 ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to the conditions below.

Please be advised that a CUP or Zone Change request shall be submitted if the site remains in the ownership of one party. If the ownership of the two lots is in the name of separate parties, then a Restrictive Covenant will be required limiting the uses of Lot 2 for those permitted in the "SF-20" Residential District, unless and until, the property is rezoned to another classification.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated CUP or zone change and any related conditions.

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.

Health Department has required a restrictive covenant for Lot 1 regarding control of uses and volume. The site may be subject to approval of KDHE upon determination of volume.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

E. County Engineering needs to comment on the access controls. The final plat denotes two openings along Webb and two openings along 31st St. South. ***175 feet of complete access control is required from the intersections.***

F. The final plat tracing shall indicate the correct year on all certifications.

G. The final plat tracing shall denote William M. Johnson as the Planning Commission Chair.

H. County Engineering should comment on the need for improvements to perimeter streets.

I. The applicant is advised that setbacks may be reduced to 20 feet for Lot 1, and 25 ft for Lot 2.

J. 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.

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 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.

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 25, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Dean L. Bussart, 5050 E. Central, wichita, KS 67208
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

METROPOLITAN AREA PLANNING COMMISSION **AGENDA ITEM NO. 28**
March 25, 1999

STAFF REPORT
(One-Step Final Plat Approved 3/18/99)

CASE NUMBER: S/D 99-21 - WEBB-31 ADDITION

OWNER/APPLICANT: Dean L. Bussart, 5050 E. Central, Wichita, KS 67208

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

LOCATION: Southwest corner of Webb Road and 31st St. South

SITE SIZE: 11.08 acres

NUMBER OF LOTS

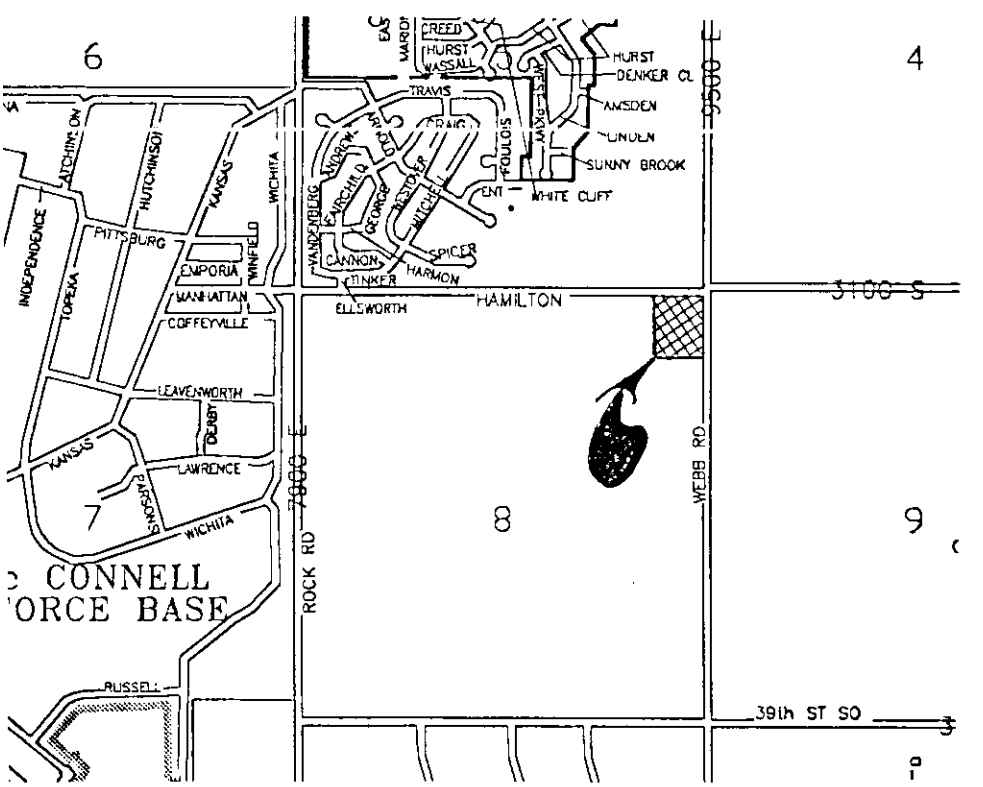
Residential:	1
Office:	
Commercial:	1
Industrial:	-
Total:	**2**

MINIMUM LOT AREA: 4.51 acres

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

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a commercial use on the corner lot (Lot 1) and a single-family dwelling on the south lot (Lot 2). ***A CUP or zone change request shall be submitted if the site remains in the ownership of one party. If the ownership of the two lots is in the name of separate parties then a restrictive covenant will be required limiting the uses of Lot 2 to those permitted in the SF-20 Residential district.***

STAFF COMMENTS:

A. This plat will be subject to approval of the associated CUP or zone change and any related conditions.

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.

Health Department has required a restrictive covenant for Lot 1 regarding control of uses and volume. The site may be subject to approval of KDHE upon determination of volume.

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

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. **County Engineering** needs to comment on the access controls. The final plat denotes two openings along Webb and two openings along 31st St. South. ***175 feet of complete access control is required from the intersections.***

F. The final plat tracing shall indicate the correct year on all certifications.

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H. **County Engineering** should comment on the need for improvements to perimeter streets.

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J. 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.

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.

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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.

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