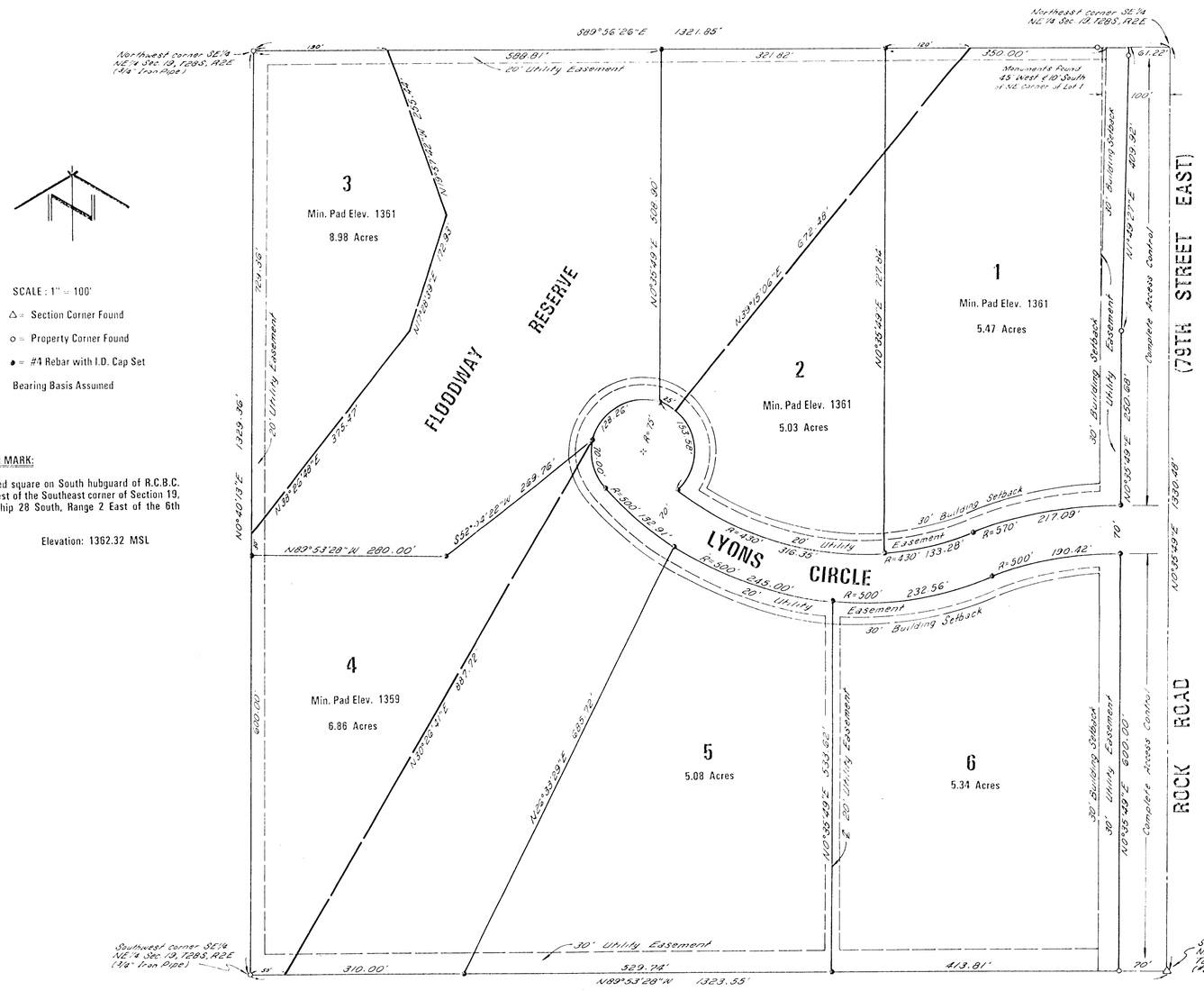
3-31-99
final tracing

FINAL PLAT OF

"ROBBINS' ACRES"

SEDGWICK COUNTY, KANSAS

(NE1/4 OF SEC. 19, T28S, R2E OF THE 6TH P.M.)



SCALE : 1" = 100'

△ = Section Corner Found

○ = Property Corner Found

● = #4 Rebar with I.D. Cap Set

Bearing Basis Assumed

BENCH MARK:

Chiseled square on South hubguard of R.C.B.C. 65' West of the Southeast corner of Section 19, Township 28 South, Range 2 East of the 6th P.M.

Elevation: 1362.32 MSL

This plat of "ROBBINS' ACRES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 199__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 199__

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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 _____, 199__

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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 "ROBBINS' ACRES", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The Southeast Quarter of the Northeast Quarter of Section 19, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958

MICHELE GOODRICH REGISTERED LS-958 KANSAS LAND SURVEYOR

November 16, 1998
Date

Know all men by these presents that C. Mark Robbins and Shiela L. Robbins, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Streets and Reserve, to be known as "ROBBINS' ACRES", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to or from Rock Road (79th Street East), over and across the East lines of Lots 1 and 6 are hereby granted to the appropriate governing body. The Floodway Reserve shall be the responsibility of the owners of Lots 1, 2, 3, and 4, "ROBBINS' ACRES" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. A minimum pad elevation (lowest opening) of 1361 M.S.L. is hereby established for Lots 1, 2, and 3. A minimum pad elevation (lowest opening) of 1359 M.S.L. is hereby established for Lot 4.

_____
C. Mark Robbins

_____
Sheila L. Robbins

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1998, by C. Mark Robbins and Sheila L. Robbins.

_____, Notary Public
Saretta L. Culver

My Commission Expires: _____

First National Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "ROBBINS' ACRES", Sedgwick County, Kansas.

FIRST NATIONAL BANK

_____, Executive Vice-President
Kyle M. Russell

State of Kansas)
Sedgwick County) ss
The foregoing instrument was acknowledged before me this 24TH day of _____, 1998 by Kyle M. Russell, Executive Vice-President of First National Bank, on behalf of the Bank.

_____, Notary Public
Barbara L. Shick

My Commission Expires: _____

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 199__

COUNTY COMMISSIONERS

_____, Chairman
Bill Hancock

_____, Pro-tem Chairman
Betsy Gwin

_____, Commissioner
Thomas G Winters

_____, Commissioner
Carolyn McGinn

_____, Commissioner
Ben Sciortino

Attest: _____, County Clerk
James Alford

Entered on transfer record this _____ day of _____, 199__

_____, County Clerk
James Alford

TERRA TECH LAND SURVEYING INC.
239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2756

Michele Goodrich 11-16-98

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

April 15, 1999

Terra Tech Land Surveying, Inc
239 Ohio Street
Wichita, KS 67214-3933

RE: S/D 98-54-- Revised Final Plat of ROBBINS' ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 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 April 9, 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 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mark and Sheila Robbins, 700 E. Wahoo Circle, Derby, KS 67037
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

April 9, 1999

Terra Tech Land Surveying, Inc
239 Ohio Street
Wichita, KS 67214-3933

RE: S/D 98-54 -- Revised Final Plat of ROBBINS' ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the revised 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. *Site plans and covenants for twin lagoons have been submitted. The site has been approved for the use of on-site sanitary sewer and water facilities. A site plan needs to be submitted.*

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

C. County Engineering needs to comment on the status of the applicant's drainage plan and the need for minimum building pad elevations. *The drainage plan needs to be revised to include the structure needed to access Lot 3 over the floodplain. A FEMA Map amendment needs to be approved for the relocation of the floodplain.*

D. The applicant shall guarantee the paving of the proposed interior street to the 36-ft gravel suburban street standard. *The applicant will dedicate the street as a public right-of-way. County Engineering requires the 36-ft rock surface. A letter of credit has been submitted to guarantee the construction of the street.*

E. County Fire Department needs to comment on the acceptability of the proposed street name. *The name of Lyons Circle is recommended and has been denoted on the final plat.*

F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property. ***A restrictive covenant has been submitted.***

G. County Engineering needs to comment on the need for improvements to Rock Road.

H. The platting binder is indicating the site is in the ownership of another party. This party must be a signatory on the final plat.

I. 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.

J. 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.

K. 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.

L. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

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

O. 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.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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, April 15, 1999, at 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: Mark and Sheila Robbins, 700 E. Wahoo Circle, Derby, KS 67037
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
April 15, 1999

STAFF REPORT

(Revised Final Plat Approved 4/8/99; Final Plat Approved 9/17/98; Preliminary Plat Approved 5/21/98)

CASE NUMBER: S/D 98-54 - ROBBINS' ACRES

OWNER/APPLICANT: Mark and Sheila Robbins, 700 E. Wahoo Circle, Derby, KS 67037

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

LOCATION: West side of Rock Road, South of 47th St. South

SITE SIZE: 40 acres

NUMBER OF LOTS

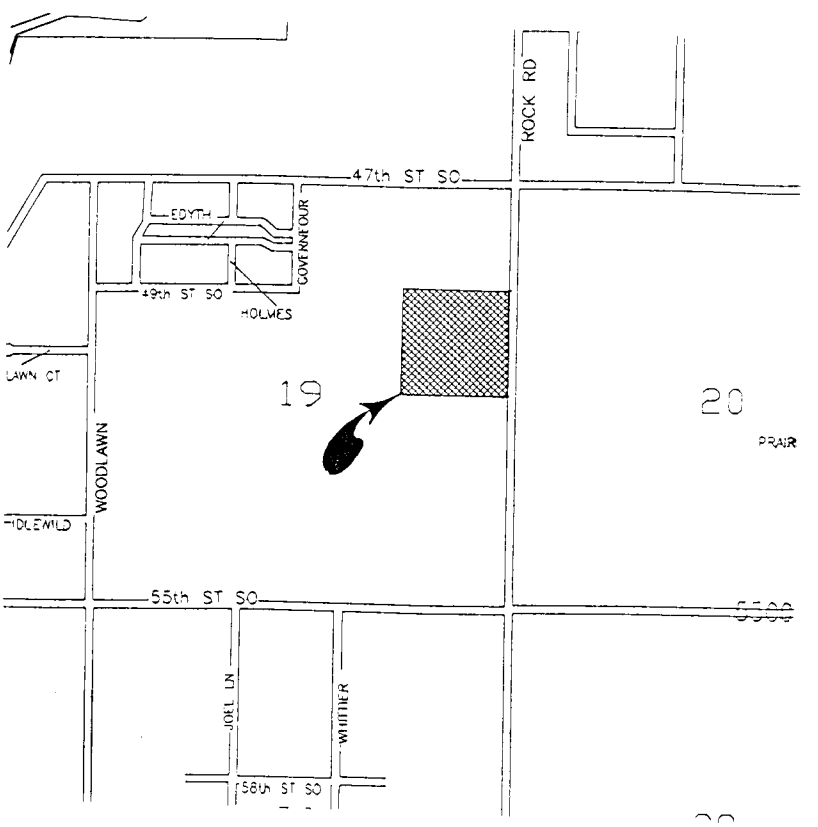
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.03 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City's boundary. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Derby Area of Influence.

This revised plat has eliminated utility easements which had been denoted between Lots 1 and 2, and between lots 4 and 5. The location of the twinned sewage lagoons on the property has created the need for the elimination of the easements.

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. ***Site plans and covenants for twin lagoons have been submitted. The site has been approved for the use of on-site sanitary sewer and water facilities. A site plan needs to be submitted.***

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

C. **County Engineering** needs to comment on the status of the applicant's drainage plan and the need for minimum building pad elevations. ***The drainage plan needs to be revised to include the structure needed to access Lot 3 over the floodplain. A FEMA Map amendment needs to be approved for the relocation of the floodplain.***

D. The applicant shall guarantee the paving of the proposed interior street to the 36-ft gravel suburban street standard. ***The applicant will dedicate the street as a public right-of-way. County Engineering requires the 36-ft rock surface. A letter of credit has been submitted to guarantee the construction of the street.***

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