

Final Plat of Roadhouse Blues

an addition to
Wichita, Sedgwick County, Kansas
February, 1999

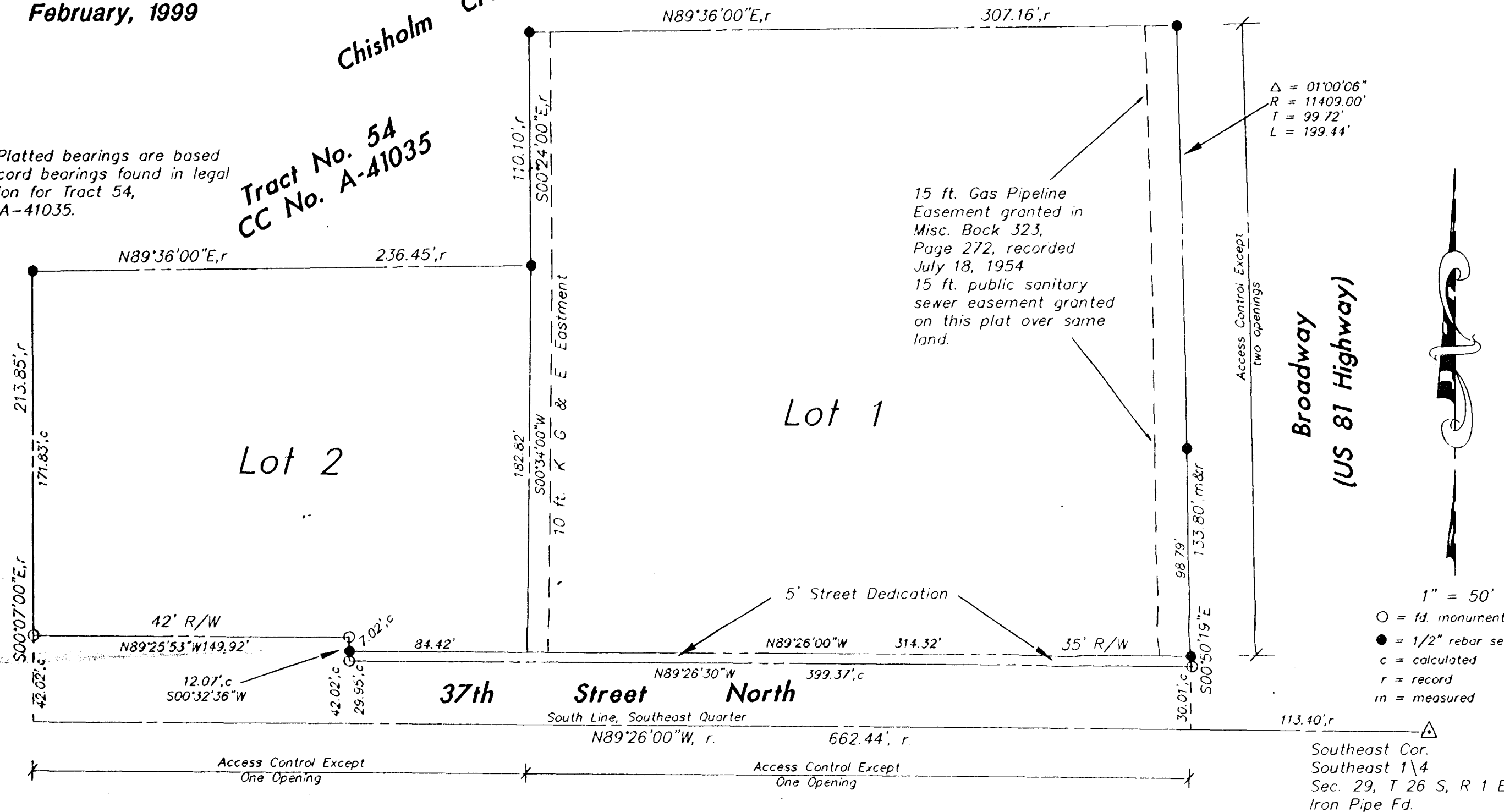
Tract No. 54
CC NO. A-41035

Note: Platted bearings are based
upon record bearings found in legal
description for Tract 54,
CC No. A-41035.

Tract No. 54
CC No. A-41035

Chisholm Creek Diversion

Julius
Addition



Intrust Bank, N. A., Wichita, Kansas, mortgagee on the land described in the Surveyor's Certificate, does hereby consent to this plat of "Roadhouse Blues," an addition to Wichita, Sedgwick County, Kansas

By: Jack Roberts V.P.
(title)

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This instrument was acknowledged before me on this 2nd day of FEBRUARY, 1999 by JACK ROBERTS,
V.P. OF INTRUST BANK, N.A.

MARY McDANIEL
Notary Public - State of Kansas
My Appt. Expires 02/05/2000

My appointment expires: FEBRUARY 5, 2000

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M./P.M. on the _____ day of _____, 1999.

This plat of "Roadhouse Blues", an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1999.

Wichita-Sedgwick County
Metropolitan Area Planning
Commission

William M. Johnson, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Bill Meek, Register of Deeds Linda Kizzire, Deputy

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Roadhouse Blues," an addition to Wichita, Sedgwick County, Kansas and described as follows:

That part of the east half of the south half of the southeast quarter of the southeast quarter of Section 29, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying west of the U. S. Highway 81 as established by Deed Book 444, page 577; except that part taken by the Chisholm Creek Diversion Condemnation Case A-41035 and except that part beginning at a point in the north line of the southeast quarter of the southeast quarter of the southeast quarter of Section 29, Township 26 South, Range 1 East of the Sixth Principal Meridian and 127.1 feet west of the northeast corner of the southeast quarter of the southeast quarter of the southeast quarter of said Section 29; thence west along the north line of the southeast quarter of the southeast quarter of the southeast quarter of said Section 29 a distance of 535.16 feet; thence south along the west line of the southeast quarter of the southeast quarter of the southeast quarter of said Section 29 a distance of 151.31 feet; thence easterly a distance of 538.19 feet; thence north 145.05 feet to the point of beginning.

I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this 30th day of January, 1999.



S. E. Anderson
S. E. Anderson L.S. 688
PO Box 240
Whitewater, Kansas 67154
316-799-2908

Know all men by these presents that we the undersigned owners of the land described in the Surveyor's Certificate has caused the same to be surveyed and platted into lots and a street, the same to be known as "Roadhouse Blues," an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Utility easements shown on the face of the plat are granted for the construction and maintenance of public utilities. Abutter's rights of access to or from Broadway and 37th Street North over and across the south and west boundaries of the plat are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to Broadway at two locations and Lots 1 and 2 shall have access to 37th Street North at one location per lot, as determined by the Engineer having jurisdiction.

James L. Rowe Judith K. Schoenecker
James L. Rowe Judith K. Schoenecker

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This instrument was acknowledged before me on this 2nd day of February, 1999 by Jack Roberts and Judith K. Schoenecker

JUDY L. MCGREGOR
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 11-16-2000

Judy L. McGregor
Notary Public

My appointment expires: April 10, 2000

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

James Alford, County Clerk

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

October 30, 1998

S.E. Anderson
P.O. Box 240
Wichita, KS 67211

RE: S/D 9894 -- One-Step Final Plat of ROADHOUSE BLUES ADDITON

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 1998, 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 October 24, 1998.

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 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 this plat. This will be by the City and County GIS Departments.

S/D 9894 -- One-Step Final Plat of ROADHOUSE BLUES
October 30, 1998
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Please call if you have any questions.

Sincerely,

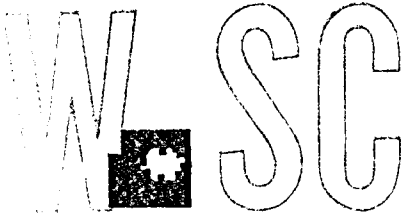
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: James L. Roe, 149 S. Poplar, Wichita, KS 67211
Judith K. Schoenecker, 149 S. Poplar, Wichita, KS 67211
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 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

October 23, 1998

S.E. Anderson
P.O. Box 240
Wichita, KS 67211

RE: S/D 9894 -- One-Step Final Plat of ROADHOUSE BLUES ADDITON

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. City water is available to serve this site. A guarantee will be needed for the extension of sanitary sewer. City Engineering needs to verify if any other additional guarantees are required.
- 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, Improvements will be required at time of site development.
- E. The subdivision regulations encourage shared access points for multiple lot industrial subdivisions along arterials. Traffic Engineering needs to comment on the need for a joint access along 37th St. North in addition to access controls along Broadway. The dedication of access controls shall be referenced in the plat's text. Traffic Engineering has approved two access openings along Broadway and one opening per lot along 37th St.

- F. Traffic Engineering needs to comment on the need for additional right-of-way for 37th St. North. Any such dedication shall be referenced in the plat's text. An additional five feet of right-of-way needs to be dedicated along 37th St. North, along the portion which currently contains 30 feet of half street right-of-way.
- G. The MAPC Chairman needs to be revised to read William M. Johnson.
- H. Since the site is located within the City, County Commission approval is not needed and the County signature block on the plat may be eliminated.
- I. The Applicant is advised that a 20-ft building setback will apply, but is not required to be platted. The 35-ft building setback platted for lot 2 may be eliminated.
- 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.

October 23, 1998

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- 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. 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, October 29, 1998, 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

cc: James L. Roe, 149 S. Poplar, Wichita, KS 67211
Judith K. Schoenecker, 149 S. Poplar, Wichita, KS 67211
Mike Lindebak, City Engineer, Public Works Department (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. 3-8
October 29, 1998

STAFF REPORT
(One-Step Final Plat Approved 10/22/98)

CASE NUMBER: S/D 98-94 - ROADHOUSE BLUES

OWNER/APPLICANT: James L. Rowe, 149 S. Poplar, Wichita, KS 67211; Judith K. Schoenecker, 149 S. Poplar, Wichita, KS 67211

SURVEYOR/ENGINEER: S.E. Anderson, P.O. Box 240, Whitewater, KS 67154

LOCATION: Northwest corner of 37th St. North and Broadway

SITE SIZE: 3.12 acres

NUMBER OF LOTS

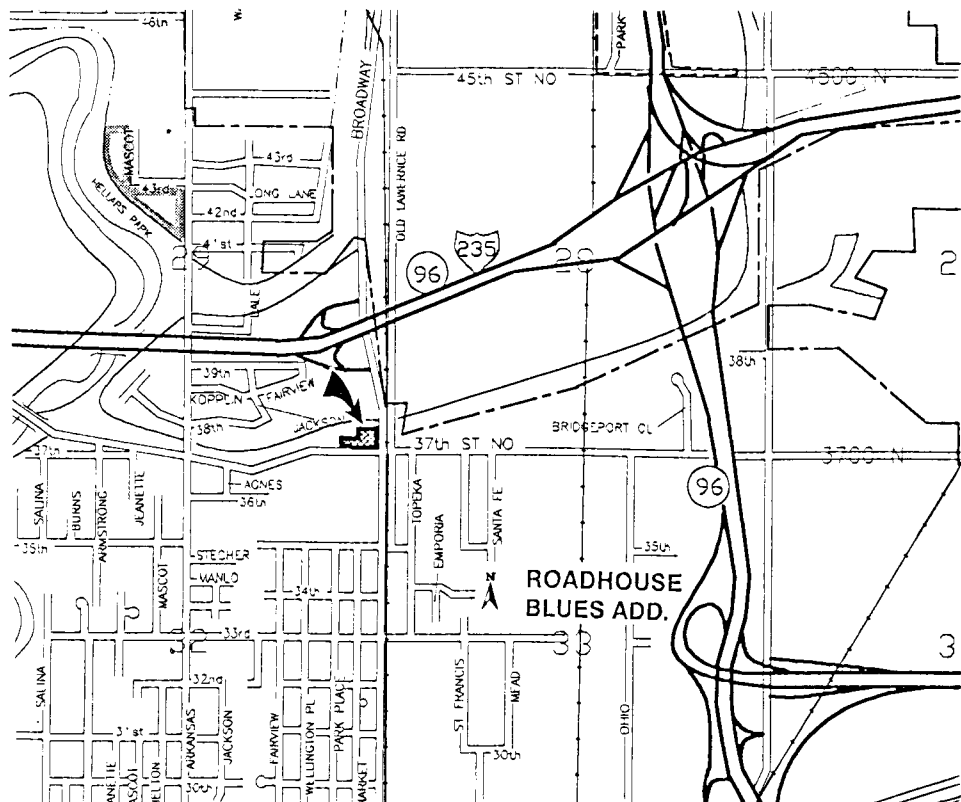
Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 41,850 sq. ft.

CURRENT ZONING: LI, Limited Industrial, SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change has been requested from SF-6, Single-Family to LI, Limited Industrial for the western portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. City water is available to serve this site. A guarantee will be needed for the extension of sanitary sewer. **City Engineering** needs to verify if any other additional guarantees are required.
- 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, Improvements will be required at time of site development.**
- E. The subdivision regulations encourage shared access points for multiple lot industrial subdivisions along arterials. **Traffic Engineering** needs to comment on the need for a joint access along 37th St. North in addition to access controls along Broadway. The dedication of access controls shall be referenced in the plat's text. **Traffic Engineering has approved two access openings along Broadway and one opening per lot along 37th St.**
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way for 37th St. North. Any such dedication shall be referenced in the plat's text. **An additional five feet of right-of-way needs to be dedicated along 37th St. North, along the portion which currently contains 30 feet of half street right-of-way.**
- G. The MAPC Chairman needs to be revised to read William M. Johnson.
- H. Since the site is located within the City, County Commission approval is not needed and the County signature block on the plat may be eliminated.
- I. The Applicant is advised that a 20-ft building setback will apply, but is not required to be platted. The 35-ft building setback platted for lot 2 may be eliminated.

- 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.)
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- 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.
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- 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 98-94 -- One-Step Final Plat of ROADHOUSE BLUES

October 29, 1998 - Page 4

- R. 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.