

RANGE INDUSTRIAL ADDITION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, STREET AND OTHER PUBLIC WAYS UNDER THE NAME OF RANGE INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS, THAT THE STREET, ACCESS CONTROL AND EASEMENTS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

DATE SIGNED David Calvin
DAVID CALVIN, OWNER
DATE SIGNED Cheryl A. Calvin
CHERYL A. CALVIN, OWNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 1998, BY DAVID CALVIN AND CHERYL A. CALVIN.

(SEAL) 2-10-2001

Shelley S. Edgmon NOTARY PUBLIC
SHELLEY S. EDGMON

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONS, SEDGWICK COUNTY, KANSAS, ON _____, 1998.

MARK F. SCHROEDER CHAIRMAN

PAUL W. HANCOCK CHAIR PRO-TEM

BETSY GWIN COMMISSIONER

THOMAS G. WINTERS COMMISSIONER

MELODY C. MILLER COMMISSIONER

ATTEST:

JAMES ALFORD COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

JAMES ALFORD COUNTY CLERK

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

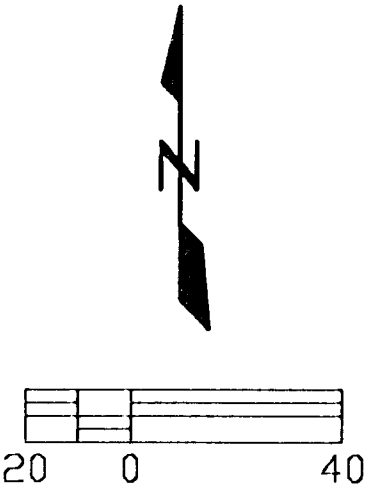
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M.-P.M., ON THE _____ DAY OF _____, 1998.

BILL MEEK REGISTER OF DEEDS

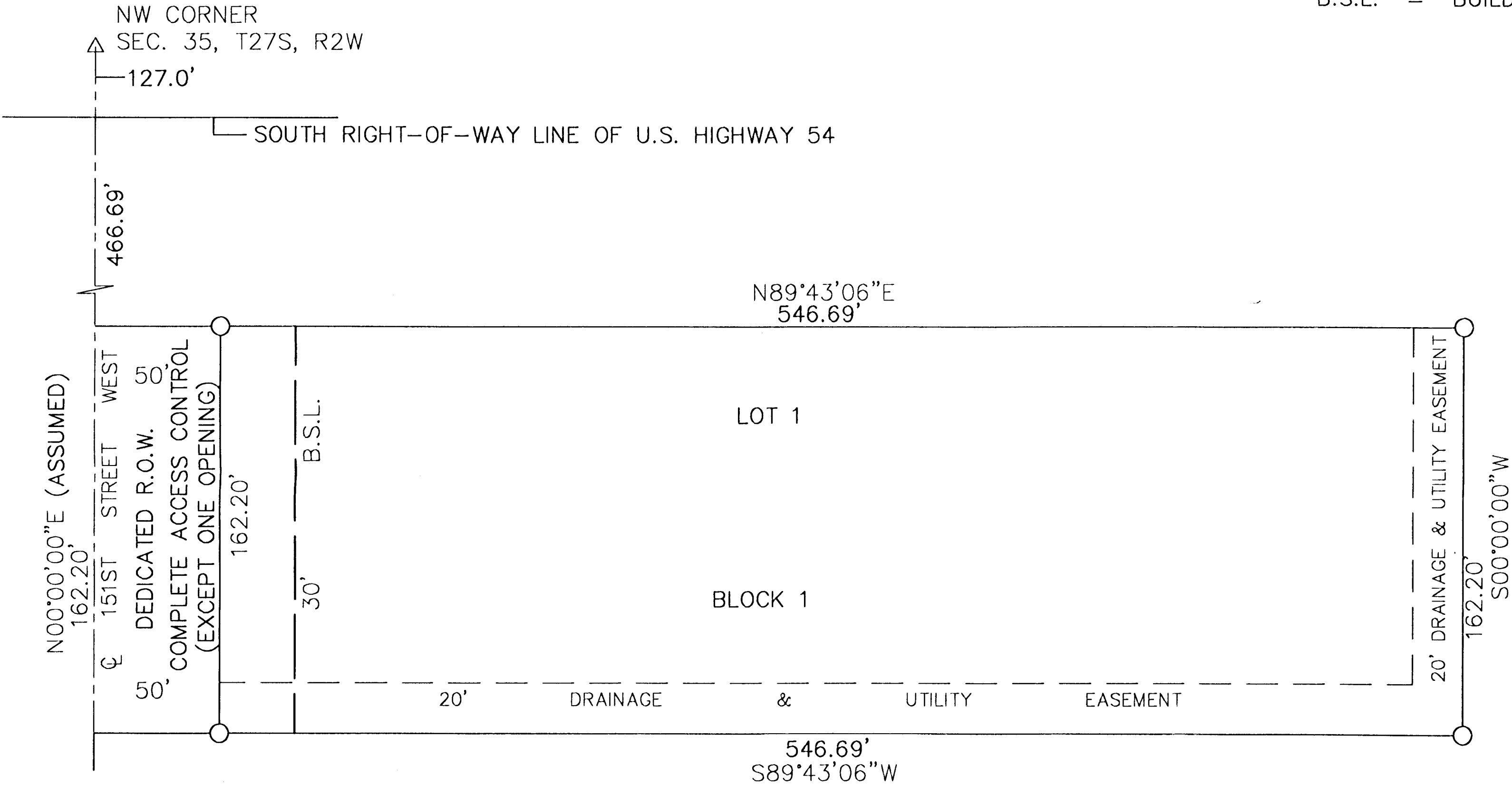
LINDA KIZZIRE DEPUTY

SEDGWICK COUNTY, KANSAS

find facing
received 12-21-98



○ = SET PROPERTY IRON
(1/2" BAR W/CAP "LS 950")
B.S.L. = BUILDING SETBACK LINE



STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS PLAT OF RANGE INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS, HAS BEEN APPROVED BY THE WCHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1998.

WCHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION

JOHN C. FRYE CHAIRMAN

MARVIN S. KROUT SECRETARY

(SEAL)

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS PLAT OF RANGE INDUSTRIAL ADDITION, SEDGWICK, COUNTY, KANSAS, HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF WCHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1998.

BOB KNIGHT MAYOR

PAT BURNETT CITY CLERK

I, THE UNDERSIGNED, LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED AND THE ACCOMPANYING FINAL PLAT PREPARED.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 WHICH IS 466.69 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY, 546.69' FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 162.20 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID U.S. HIGHWAY 54, 546.69 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH, ON SAID WEST LINE, 162.20 FEET TO THE POINT OF BEGINNING.

DATE 12-21, 1998
Jeffrey L. Dettmann L.S.#950



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

Castle and Associates
P.O. Box 9262
Wichita, KS 67277

RE: S/D 9897 - One-Step Final Plat of RANGE INDUSTRIAL ADDITION

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.

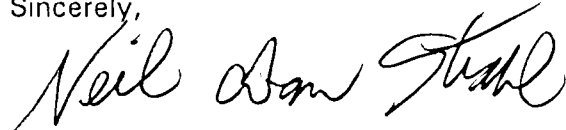
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 9897 -- One-Step Final Plat of RANGE INDUSTRIAL ADDITION
October 30, 1998
Page 2

Please call if you have any questions.

Sincerely,

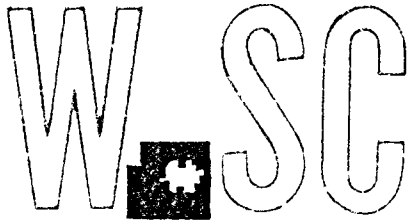
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: David A. Calvin and Cheryl A. Calvin, 9809 Par Lane, Wichita, KS 67212
William R. Abbott, P.O. Box 9262, Wichita, KS 67277
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

Castle and Associates
P.O. Box 9262
Wichita, KS 67277

RE: S/D 9897 - One-Step Final Plat of RANGE INDUSTRIAL ADDITION

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. Sanitary sewer appears to be available to serve this site. **County Engineering** needs to verify if any guarantees or easements are required. **No guarantees are required.**
- B. **The City of Goddard provides water to this site.**
- 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. **The drainage plan is approved.**
- D. The final plat tracing shall denote complete access control except one opening along 151st Street West. The dedication of access controls shall be referenced in the plat's text.
- E. **County Engineering** needs to comment on the need, if any, for improvements to 151st Street West.
- F. 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.



Made With Recycled Paper

- G. As this site is located within three miles of Wichita's City limits, approval by City Council is required and the appropriate signature block needs to be included on the final tracing.
- H. The Planning Commission signature block needs to be included on the final tracing.
- I. The name of the Deputy - Linda Kizzire - needs to be added.
- J. The lot depth-to-width ratio exceeds the 3 to 1 maximum allowed by the Subdivision regulations. Approval of this plat will require a modification to this provision.
- 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.

S/D 9897 -- One-Step Final Plat of RANGE INDUSTRIAL ADDITION
October 23, 1998
Page 3

- 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. 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: David A. Calvin and Cheryl A. Calvin, 9809 Par Lane, Wichita, KS 67212
William R. Abbott, P.O. Box 9262, Wichita, KS 67277
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

AGENDA ITEM NO. 3-11
October 29, 1998

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

CASE NUMBER: S/D 98-97 - RANGE INDUSTRIAL ADDITION

OWNER/APPLICANT: David A. Calvin, Cheryl A. Calvin, 9809 Par Lane, Wichita, KS 67212

AGENT: Castle & Associates, P.O. Box 9262, Wichita, KS 67277

SURVEYOR/ENGINEER: William R. Abbott, P.O. Box 9262, Wichita, KS 67277

LOCATION: East side of 151st Street West, South of Kellogg

SITE SIZE: 2 acres

NUMBER OF LOTS

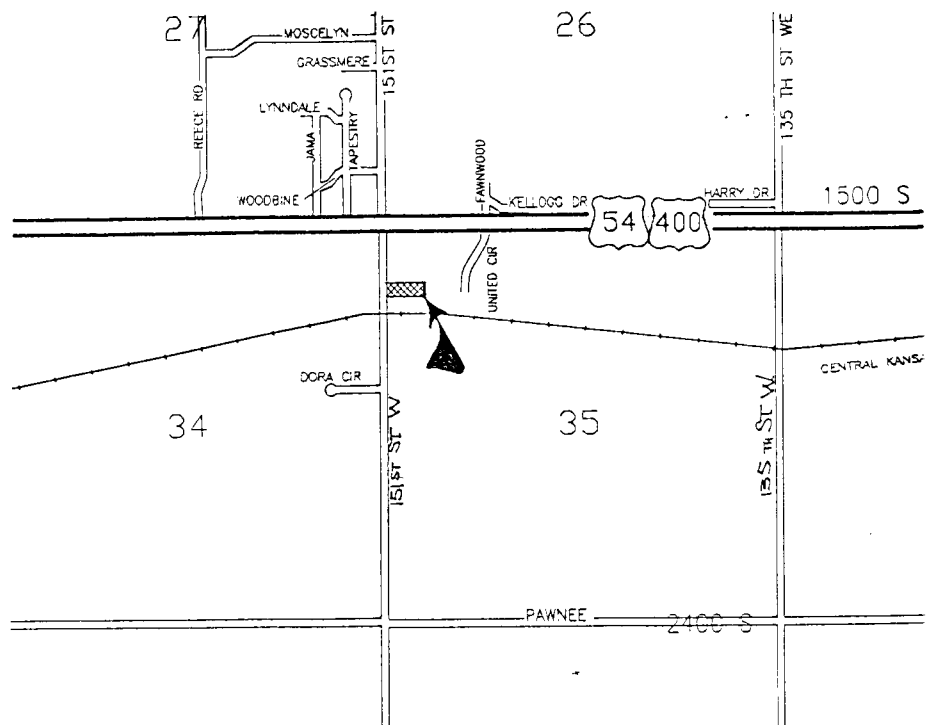
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is in the County within three miles of Wichita's City limits and is located in an area designated as "Urban Reserve" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Sanitary sewer appears to be available to serve this site. County Engineering needs to verify if any guarantees or easements are required. No guarantees are required.
- B. The City of Goddard provides water to this site.
- 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. The drainage plan is approved.
- D. The final plat tracing shall denote complete access control except one opening along 151st Street West. The dedication of access controls shall be referenced in the plat's text.
- E. County Engineering needs to comment on the need, if any, for improvements to 151st Street West.
- F. 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.
- G. As this site is located within three miles of Wichita's City limits, approval by City Council is required and the appropriate signature block needs to be included on the final tracing.
- H. The Planning Commission signature block needs to be included on the final tracing.
- I. The name of the Deputy - Linda Kizzire - needs to be added.
- J. The lot depth-to-width ratio exceeds the 3 to 1 maximum allowed by the Subdivision regulations. Approval of this plat will require a modification to this provision.

- 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.
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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.

S/D 98-97 -- One-Step Final Plat of RANGE INDUSTRIAL ADDITION
October 29, 1998 - Page 4

- S. 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.