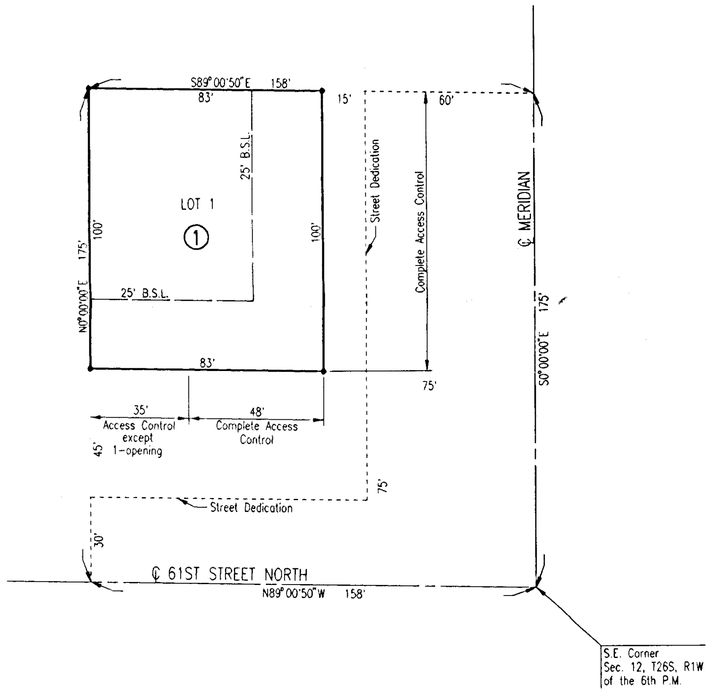
CASA DE AGUA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 7-21-99



SCALE: 1"=30'

● = IRON SET (EXCEPT WHERE NOTED)

B.M.: 60d NAIL IN EAST FACE OF POWER POLE AT S.W. CORNER OF MERIDIAN AND 61ST STREET NORTH.
ELEV.=1338.45 M.S.L.

B.M.: CHISELED "O" IN WEST BACK OF CURB IN MERIDIAN 1100' SOUTH OF 69TH STREET NORTH.
ELEV.=1340.34 M.S.L.

THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF CONDITIONAL USE, CU-503.

JAMES R. BECKETT REGISTERED L.S.-832 KANSAS SURVEYOR
7/26/99

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 26TH DAY OF July, 1999, THAT WE HAVE SURVEYED AND PLATTED CASA DE AGUA AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 60 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVENUE EXTENDED; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 61ST STREET NORTH, SAID POINT BEING THE POINT OF BEGINNING. THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 98.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 145.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

James R. Beckett
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF VALLEY CENTER, KANSAS, A MUNICIPAL CORPORATION, OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE KNOWN AS CASA DE AGUA AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MERIDIAN AND 61ST STREET NORTH OVER AND ACROSS THE SOUTH AND EAST LINES OF LOT 1, BLOCK 1, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 61ST STREET AT ONE (1) LOCATION, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNER: THE CITY OF VALLEY CENTER, KANSAS, A MUNICIPAL CORPORATION

James E. Truman Jr., MAYOR
JAMES E. TRUMAN JR.

Lynn E. Ireland, CITY CLERK
LYNN IRELAND

BE IT REMEMBERED THAT ON THIS 23rd DAY OF July, 1999, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JAMES E. TRUMAN JR., MAYOR; AND LYNN IRELAND, CITY CLERK, OF THE CITY OF VALLEY CENTER, KANSAS, A MUNICIPAL CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Tommie L. Presley, NOTARY PUBLIC
TOMMIE L. PRESLEY

MY APPOINTMENT EXPIRES: 7-8-02

TOMMIE L. PRESLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-8-02

THIS PLAT OF CASA DE AGUA HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 15TH DAY OF JULY, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY _____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1999.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

_____, COUNTY CLERK
JAMES ALFORD

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.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

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

July 15, 1999

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-43 – Final Plat of CASA DE AGUA ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 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: Robert E. Finkbiner, City Administrator, City of Valley Center, P.O. Box 188, Valley Center, KS 67147
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

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

July 9, 1999

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-43 – Final Plat of CASA DE AGUA ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. City water is available to serve this site, which will be utilized to serve Valley Center. **City Engineering** needs to comment on the need for easements or guarantees. ***No guarantees are required.***

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

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

D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along 61st St. North and complete access control along Meridian; consistent with the site plan submitted with the Conditional Use. ***Traffic Engineering has requested that the opening be located within the west 30 feet of the plat.***

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Conditional Use, CU-503.

F. The final plat tracing should be signed by the party holding a mortgage on the site as indicated by the plat binder.

G. 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.

H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

I. 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.

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.

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 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, July 15, 1999, at 12:00 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: Robert E. Finkbiner, City Administrator, City of Valley Center, P.O. Box 188, Valley Center, KS 67147
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION **AGENDA ITEM NO. 2-8**
July 15, 1999

STAFF REPORT
(One-Step Final Plat Approved 7/8/99)

CASE NUMBER: S/D 99-43 - CASA DE AGUA ADDITION

OWNER/APPLICANT: The City of Valley Center, Kansas, Attn: Robert E. Finkbiner, City Administrator, Valley Center, KS 67147

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Meridian and 61st St. North

SITE SIZE: .33 acres

NUMBER OF LOTS

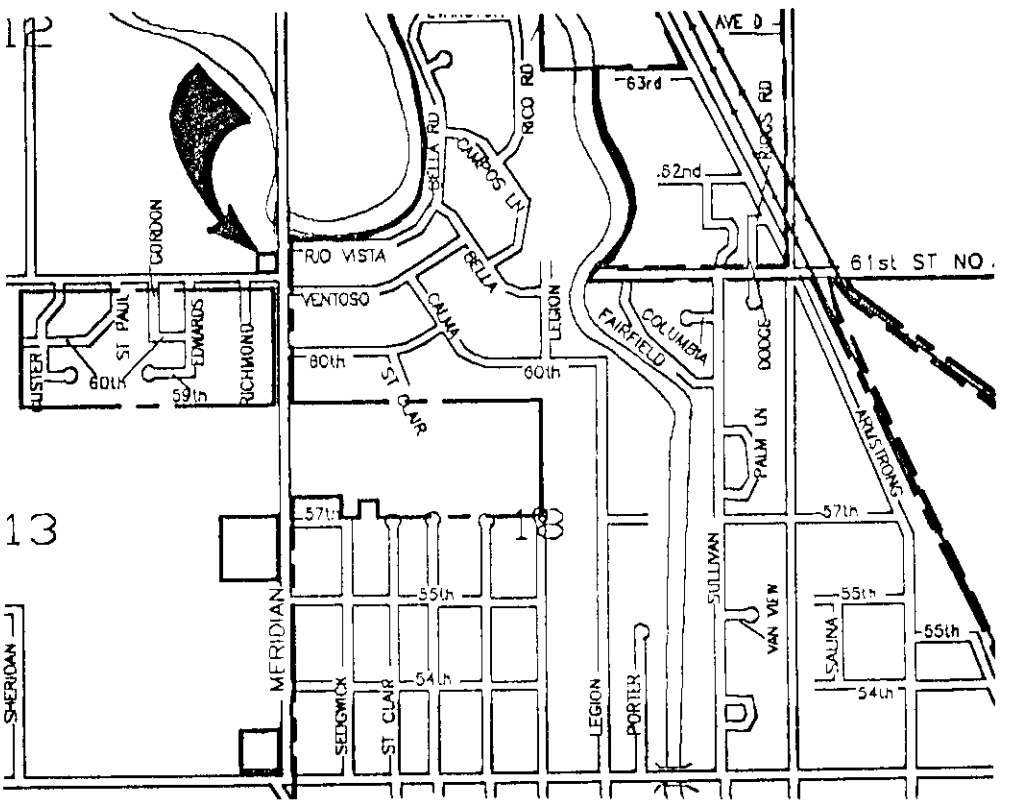
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	**1**

MINIMUM LOT AREA: 8,300 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site has been approved for a Conditional Use (CU-503) for a Major Utility (water pumping facility). The site is located in the County adjoining Wichita's city limits and the Applicant has requested annexation.

STAFF COMMENTS:

A. City water is available to serve this site, which will be utilized to serve Valley Center. **City Engineering** needs to comment on the need for easements or guarantees. ***No guarantees are required.***

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

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

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