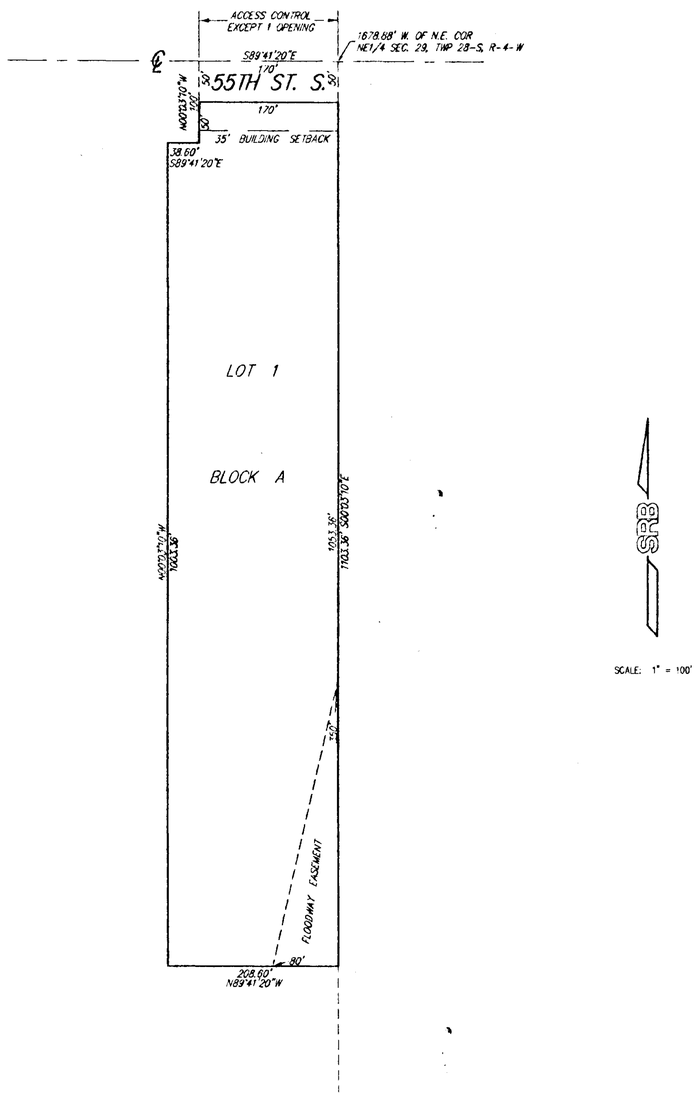


SCALE: 1" = 100'

SRB

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-6021

SAVOY, RUGGLES & BOHM, P.A.

T-R.C.
80P

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

R.T.I. ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8-22-96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8-22-96

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 "R.T.I. ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the NE1/4 of Sec. 29, Twp. 28-S, R-4-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner of said NE1/4; thence N89°41'20"W, along the north line of said NE1/4, 1678.88 feet to the N.W. Corner of the East 100 Acres of said NE1/4, for a place of beginning: thence S00°03'10"E, along the west line of the East 100 Acres of said NE1/4, 1103.36 feet; thence N89°41'20"W, 208.6 feet; thence N00°03'10"W, 1003.36 feet; thence S89°41'20"E, 38.6 feet; thence N00°03'10"W, 100 feet to the north line of said NE1/4; thence S89°41'20"E, along the north line of said NE1/4, 170 feet to the place of beginning.

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ 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 Lot, Block, and Street to be known as "R.T.I. ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 55th Street South over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 55th Street South at one location as shall be determined by the Engineer of the appropriate governing body. The Floodway easement is hereby granted for Floodway purposes. The Floodway shall be the responsibility of the owner of Lot 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body.

Refrigeration Technologies, Inc.

_____ President
Ralph S. Reida

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1996, by Ralph S. Reida, President of Refrigeration Technologies, Inc., on behalf of the Corporation.

_____ Notary Public

My App't. Exp _____

This plat of "R.T.I. 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 _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairperson
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 1996.

_____ Chairman
Thomas G. Winters

Chairman
_____ Pro-Tem
Melody O. Miller

_____ Commissioner
Mark F. Schroeder

_____ Commissioner
Betsy Gwin

_____ Commissioner
Paul W. Hancock

_____ County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this ____ day of _____, 1996.

_____ County Clerk
Susan E. Crockett-Spoon

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 _____ 1996, at _____ o'clock __M: and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

August 29, 1996

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

Re: S/D 96-54 - R.T.I. ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 1996, 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 August 22, 1996.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Ralph S. Reida, President, Refrigeration Technologies, Inc., P. O. Box L, Cheney, KS 67025
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

August 22, 1996

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

Re: S/D 96-54 - R.T.I. ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 22, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant has contacted 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, and has reached agreement for on-site sewerage facilities. A memorandum shall be obtained specifying approval. The **Health Department** also needs to indicate any other requirements concerning the use of on-site facilities. Specifically, does a covenant need to be submitted restricting waste volumes and materials to those typically generated by residential uses. According to Mark Savoy - no cov. was required by Health.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. Based on the existence of a floodway on this site, County Engineering is requiring a minimum building elevation of 1,343'. Such elevation shall be noted both in the plattor's text and on the face of the plat. Also, both an on-site and off-site benchmark shall be shown.

D. In regard to the floodway, County Engineering indicated the involved area of this lot should be shown as a Floodway Reserve.

E. It should be noted that for non-residential lots, the lot depth to width standard of 2 1/2:1 does not apply.

F. The applicant's agent is reminded that the platting binder is to be submitted with the final

plat. This plat will be subject to review of the plat binder and any relevant conditions.

G. 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.)

H. 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.

I. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

L. The applicant's drainage plan has been approved.

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, August 29, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Ralph S. Reida, President, Refrigeration Technologies, Inc., P. O. Box L, Cheney, KS 67025
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-6

METROPOLITAN AREA PLANNING COMMISSION

August 29, 1996

STAFF REPORT
(Final Plat Approved 8/22/96)

CASE NUMBER: S/D 96-54 R.T.I. ADDITION

OWNER/APPLICANT: Ralph S. Reida, President, Refrigeration Technologies, Inc., P. O. Box L, Cheney, KS 67025

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

LOCATION: South of 55th Street South and west of 375th Street West

SITE SIZE: 5.2 Acres (226,300.0 sq. ft.)

NUMBER OF LOTS

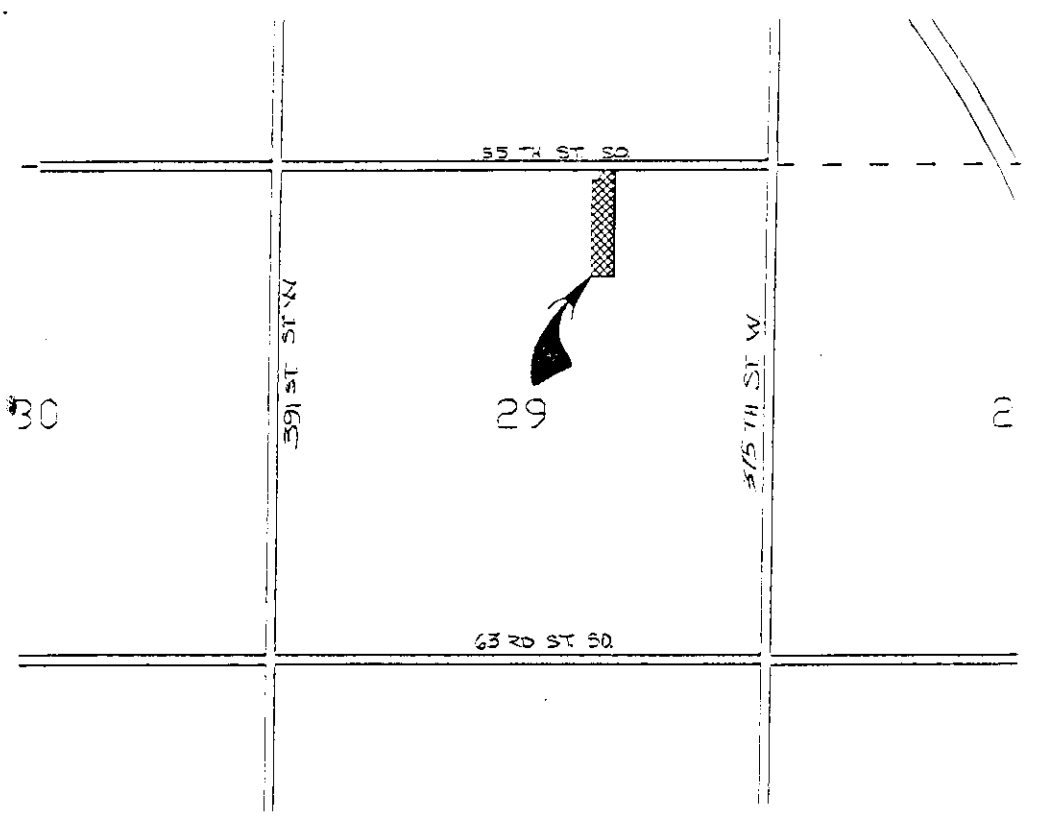
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.0 ± Acres (217,800 sq. ft.)

CURRENT ZONING: "R"

PROPOSED ZONING: "E" (SCZ-0708)

VICINITY MAP:



NOTE: A zone change (SCZ-0708) has approved this site for "LI" industrial zoning. The zone change was actually provided to allow for the expansion of a legal, nonconforming existing business. As a condition of the zone change, platting was required. Being on an unplatted tract, the expansion of the existing use beyond 30% would also have required the platting of the site.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant has contacted 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, and has reached agreement for on-site sewerage facilities. A memorandum shall be obtained specifying approval. The Health Department also needs to indicate any other requirements concerning the use of on-site facilities. Specifically, does a covenant need to be submitted restricting waste volumes and materials to those typically generated by residential uses.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. Based on the existence of a floodway on this site, County Engineering is requiring a minimum building elevation of 1,343'. Such elevation shall be noted both in the plattor's text and on the face of the plat. Also, both an on-site and off-site benchmark shall be shown.

D. In regard to the floodway, County Engineering indicated the involved area of this lot should be shown as a Floodway Reserve.

E. It should be noted that for non-residential lots, the lot depth to width standard of 2 1/2:1 does not apply.

F. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions.

G. 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.)

H. 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.

I. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

L. The applicant's drainage plan has been approved.

Note: This plat has been submitted in final form only.

Larry Ross's stated reason for voting in the negative on S/D 96-54 was a portion of the plat is in the 100 year floodplain of the west fork of the 4-Mile Creek.