

FINAL TRACING REC'D

*Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).*

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey

Richard D. Hoskinson Verda M. Hoskinson
Richard D. Hoskinson Verda M. Hoskinson

 JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

Dated this _____ day of _____, 2004.
Wichita-Sedawick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

*This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.*

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2004.

_____, County Clerk
Don Brace

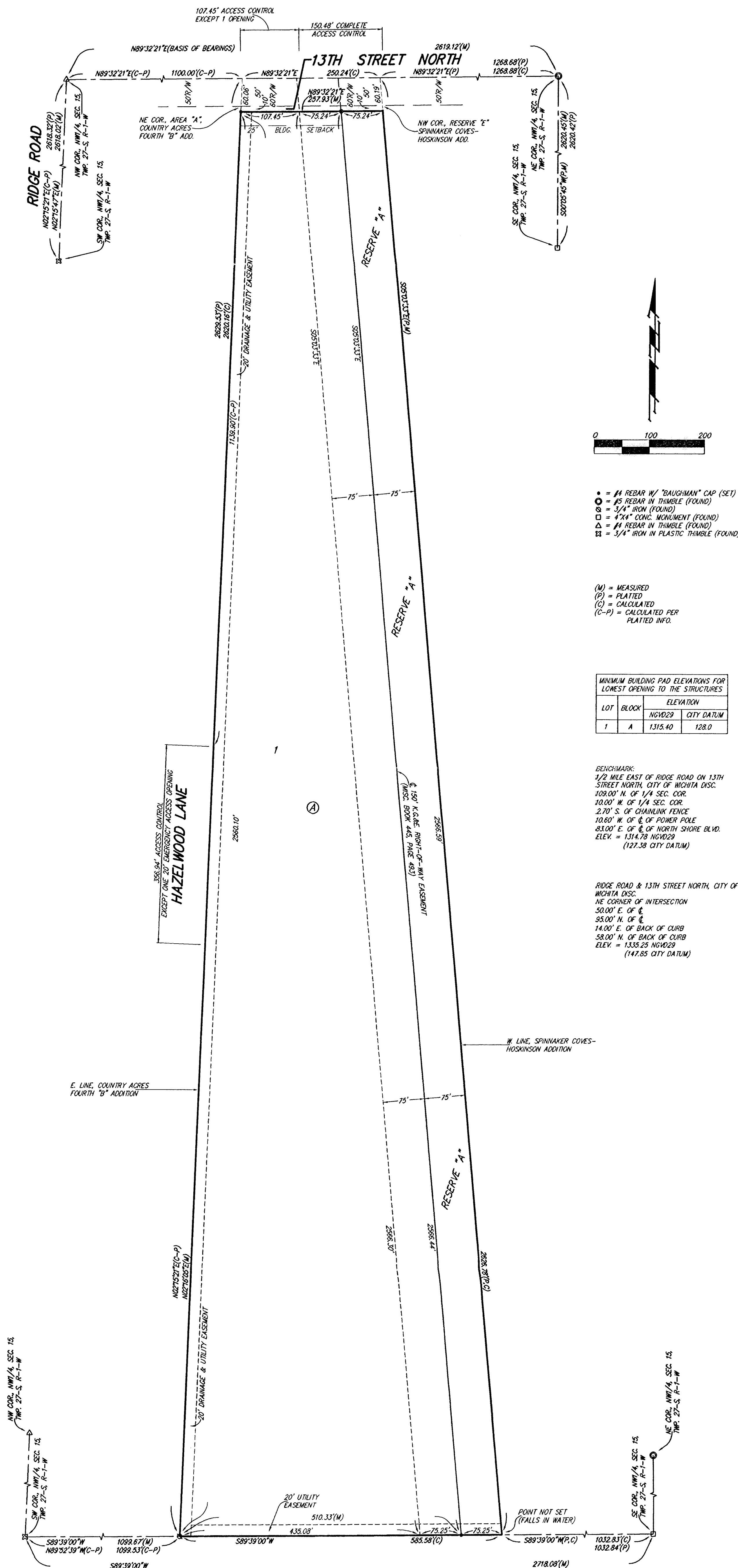
State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2004 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

B
Baughman

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE
EXPLAT/SHRINER ADDITION/DWG/SHRINER/DWG/MGC



NOTE:
PLEASE CONTACT WESTAR ENERGY (OR ITS SUCCESSOR)
ELECTRIC TRANSMISSION LINE ENGINEERING DEPARTMENT
(CURRENTLY 785-575-8167) BEFORE CONDUCTING ANY
PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE
PEOPLE, EQUIPMENT, OR FACILITIES WITHIN WESTAR'S
EASEMENT, SHOWN ON THIS PLAT, DESIGNATED AS
MISC. BOOK 445, PAGE 493 DATED JULY 20, 1959.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

August 5, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-73 -- Final Plat of Midian Shrine Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 5, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the final plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 30, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-73 -- Final Plat of Midian Shrine Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Traffic Engineering has requested a petition for future left turn lanes to 13th St. North.
- D. The plat proposes one opening along 13th St. North. The access opening is approved.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. City Fire Department has requested an emergency access opening extending to Hazelwood in the adjoining property to the west. A 20-ft wide hard paved surface is needed. Standard gating and signing are required per City Fire Department standards.

The plat has denoted the emergency access opening as requested.

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T 316.268.4421 **F** 316.268.4390

www.wichita.gov

- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners

seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width. **A modification has been approved.**
- K. 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.
- L. The platting 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.
- M. 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.)
- N. 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.
- O. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. *Southwestern Bell has requested additional easements.*
- U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on August 5, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Richard D. Hoskinson, 990 N. Westlink, Wichita, KS 67212-4409
Jeff Sowder, Median Shrine Temple, 130 N. Topeka, Wichita, KS 67202
Less Brumley, 6606 Warren Circle, Wichita, KS 67212
Neil Ginest, 6602 Warren Circle, Wichita, KS 67212
Lylia Clark, 1148 Hazelwood, Wichita, KS 67212
Robert Crook, 1203 Mulberry Place, Wichita, KS 67212
Larry Debrot, 6605 Warren Circle, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(Final Plat Approved 7/29/04; Preliminary Plat Approved 7/1/04)

CASE NUMBER: SUB 2004-73 -- MIDIAN SHRINE ADDITION

OWNER/APPLICANT: Richard D. Hoskinson, 990 N. Westlink, Wichita, KS 67212-4409;
(Contract purchaser) Midian Shrine Temple, Attn: Jeff Sowder, 130
N. Topeka, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Ridge, South side of 13th St. North

SITE SIZE: 24.74 acres

NUMBER OF LOTS

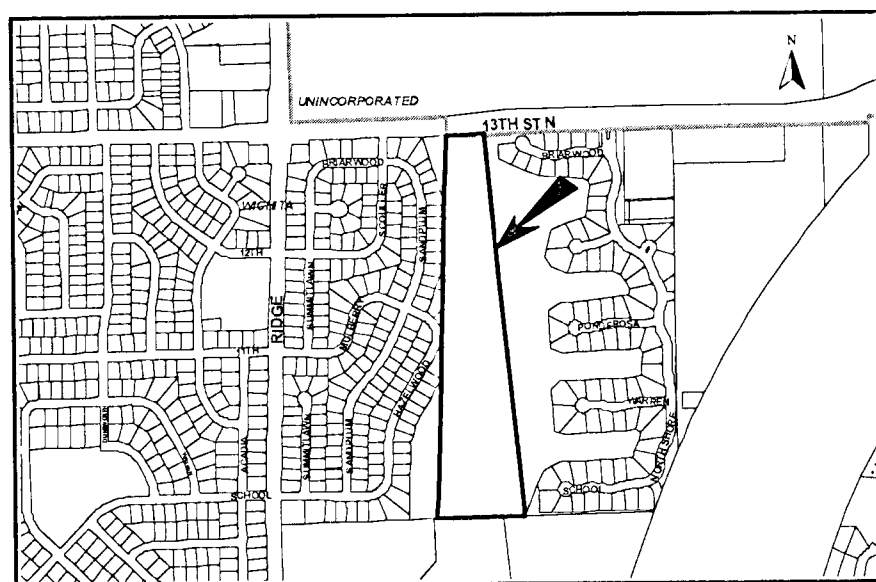
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 24.74 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. A conditional use (CON 2003-48) has been approved for the site for Community Assembly. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Traffic Engineering has requested a petition for future left turn lanes to 13th St. North.
- D. The plat proposes one opening along 13th St. North. The access opening is approved.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. City Fire Department has requested an emergency access opening extending to Hazelwood in the adjoining property to the west. A 20-ft wide hard paved surface is needed. Standard gating and signing are required per City Fire Department standards.

The plat has denoted the emergency access opening as requested.

- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width. A modification has been approved.
- K. 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.
- L. The plat'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.

- M. 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.)
- N. 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.
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