

RANDY'S REPAIR ADDITION

SEDGWICK COUNTY, KANSAS

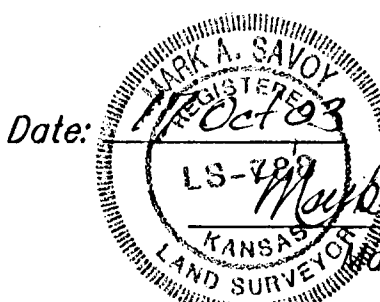
State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "RANDY'S REPAIR ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The south 258.71 feet of the east 208.71 feet of the W1/2 of the SE1/4 of Sec. 16, Twp. 26-S, R-1-W of the 6th P.M. Sedgwick County, Kansas, except that portion condemned for highway right-of-way in District Court Case B-14456.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.



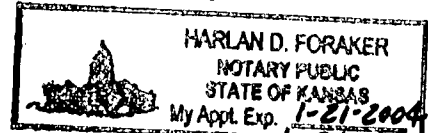
Date: 11/22/2003
Mark A. Savoy, L.S. #1246, Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "RANDY'S REPAIR ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The Floodway Reserve Easement is hereby granted for Floodway purposes. The Floodway Reserve Easement 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 Reserve, 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. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. No new structure shall be constructed below a First Floor Minimum Pad Elevation of 1344 NGVD. All abutters rights of access to or from 53rd Street North over and across the south line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 53rd Street North at two locations until such time that 53rd Street is widened or the Vehicle Repair facility is converted to a new use, at which time the Access Control will revert to One allowed opening and require the closing of the West opening, all as shall be determined by the Engineer of the appropriate governing body.

Randall L. Lance
Randall L. Lance

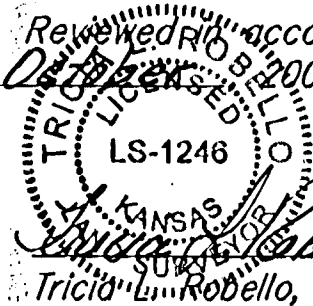
State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 21st day of October, 2003, by Randall L. Lance.



Harland D. Foraker, Notary Public
My App't. Exp. 1-21-2004

Reviewed in accordance with K.S.A. 58-2005 on this 21st day of October, 2003.



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

This plat of "RANDY'S REPAIR 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 ____, 2004.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chairman

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day ____ of ____, 2004.

Thomas G. Winters, Chairman

Don Brace, County Clerk

This plat approved and all dedications shown hereon, are hereby accepted by the City Council of the City of Wichita, Kansas, dated this day ____ of ____, 2004.

Carlos Mayans, Mayor

Karen Schafeld, City Clerk

Entered on transfer record this ____ day of ____, 2003.

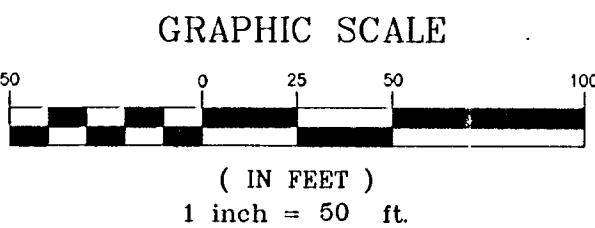
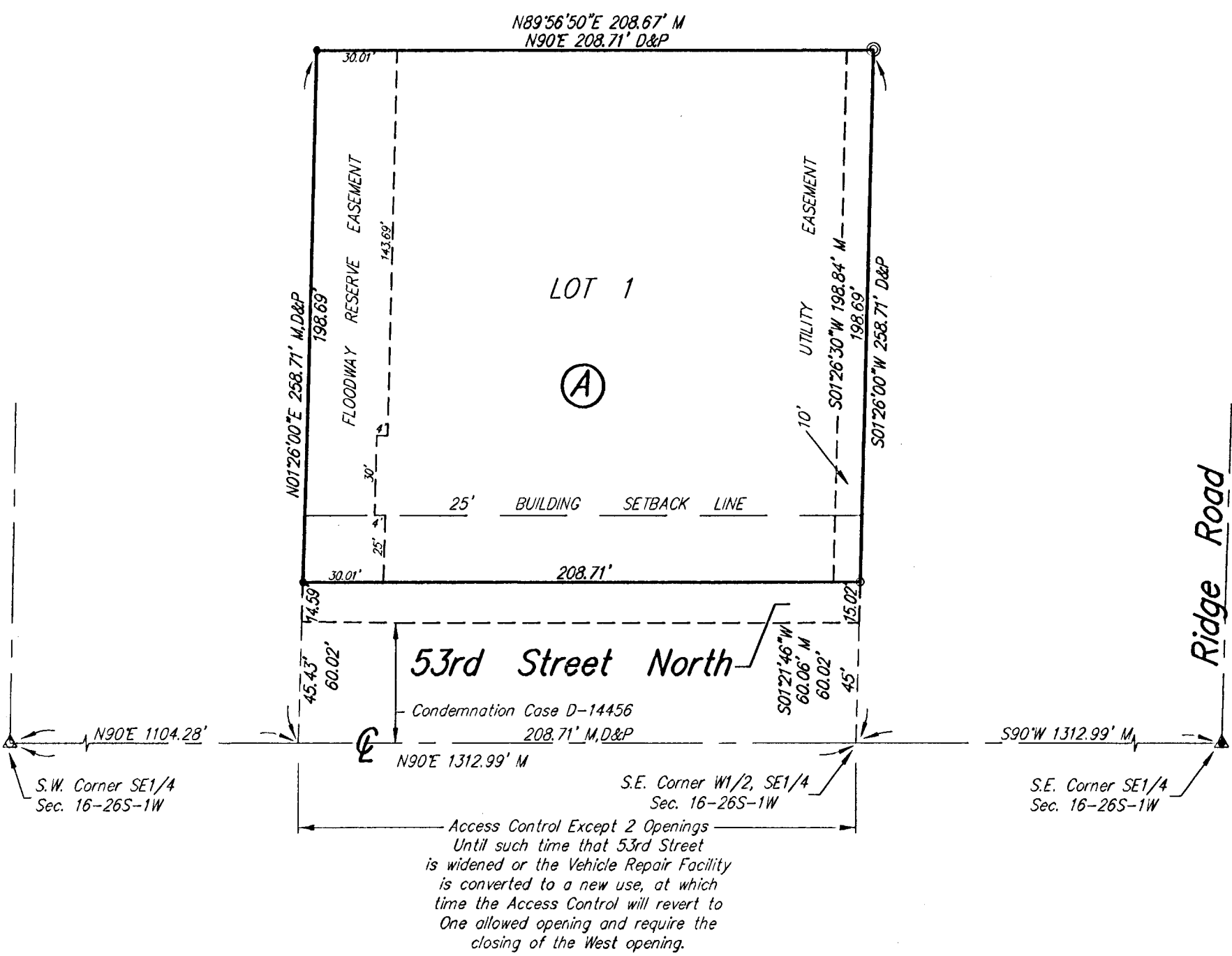
Don Brace, County Clerk

State of Kansas) SS
Sedgwick County)

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.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



BENCH MARK: "C" CUT ON S. HUB GUARD OF RCBC 450' E. OF S.W. CORNER OF SE1/4 SEC. 16-26S-1W ELEV.=1341.54 N.G.V.D.

MINIMUM PAD ELEVATION FOR FIRST FLOOR FOR NEW STRUCTURES = ELEV. 1344 NGVD

P = PLATTED
D = DESCRIBED
M = MEASURED

- Δ = 1/2" STEEL PIN (FOUND)
- ▲ = CAST IRON CONTROL THIMBLE (FOUND)
- ⊙ = 5/8" STEEL PIN (FOUND)
- = 1/2" REBAR W/AIR CAPITAL LAND SURVEYORS CAP (FOUND)
- = 1/2" REBAR W/SAVOY CAP (SET)

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "RANDY'S REPAIR ADDITION", Sedgwick County, Kansas.

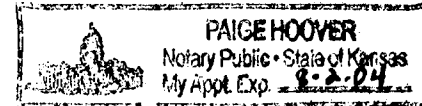
Chisholm Trail State Bank

Thomas G. Lambert, Vice President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 21st day of October, 2003, by Thomas G. Lambert, V.P., of Chisholm Trail State Bank, on behalf of the bank.

My App't. Exp. 8-2-04, Paige Hoover, Notary Public



Savoy Company, P.A.
Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

PROJECT NO. 02000950 P



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2002

Mark Savoy
Savoy Company, P.A.
535 S. Emporia
Wichita, KS 67203

RE: SUB 2002-113 -- One-Step Final Plat of Randy's Repair Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 7, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 1, 2002.

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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

November 1, 2002

Mark Savoy
Savoy Company, P.A.
535 S. Emporia
Wichita, KS 67203

RE: SUB 2002-113 -- One-Step Final Plat of Randy's Repair Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available. In accordance with the zone change approval, if additional sewer facilities are needed, an alternative sewer system shall be used.*
- B. This site is located over the Equus Beds aquifer. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *The plat shall establish 1344' for the first floor elevation for new structures. The west 30 feet is requested to be dedicated as floodway reserve and referenced in the plat's text.*

- F. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 53rd St. North. The final plat shall reference the dedication of access controls in the platlor's text. *A restrictive covenant shall be submitted that requires closure of the west driveway upon the widening of 53rd St. North or a conversion of the vehicle repair facility to a new use.*
- G. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #115) and its special conditions for development on this property.
- I. **County Surveying** requests that the dimensions on south line of Lot 1 be corrected.
- J. The platlor'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.
- 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 316-946-4556) 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.

- 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 in digital format in 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 that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 7, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Randall Lance, 7510 W., 53rd St. No., Wichita, KS 67205
Certified Engineering Design, P.A., 810 W. Douglas, Ste.C, Wichita, KS 67203
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO. 3-5
NOVEMBER 7, 2002**

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 10/31/02)

CASE NUMBER: SUB 2002-113 -- RANDY'S REPAIR ADDITION

OWNER/APPLICANT: Randall Lance, 7510 W. 53rd St. North, Wichita, KS 67205

AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Wichita, KS 67202

LOCATION: West of Ridge, North side of 53rd St. North

SITE SIZE: 1.23 acres

NUMBER OF LOTS

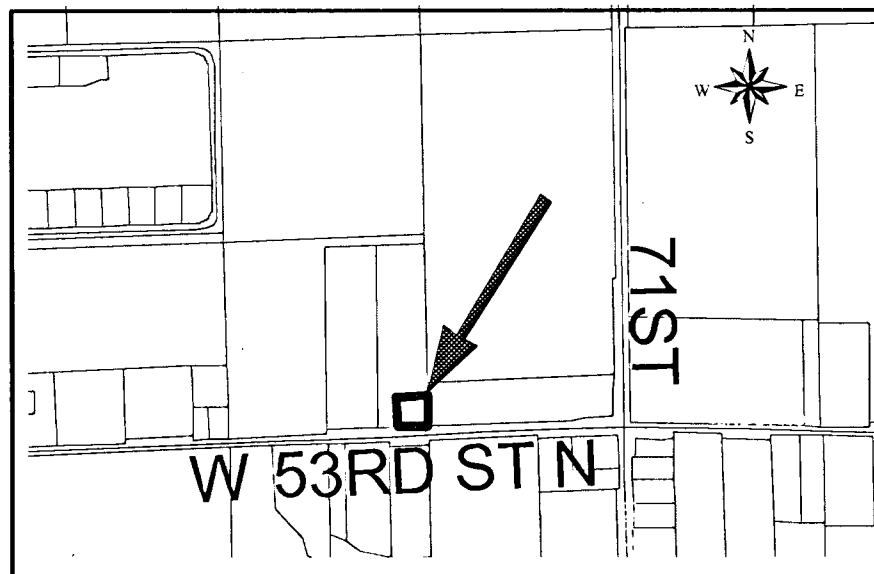
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2002-38) from RR, Rural Residential to LC, Limited Commercial subject to a Protective Overlay (P-O #115) addressing permitted uses, fencing, signage, and sewage. It is located in the Maize Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available. In accordance with the zone change approval, if additional sewer facilities are needed, an alternative sewer system shall be used.*
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SUB 2002-113 -- One-Step Final Plat of RANDY'S REPAIR ADDITION
November 7, 2002 - Page 3

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