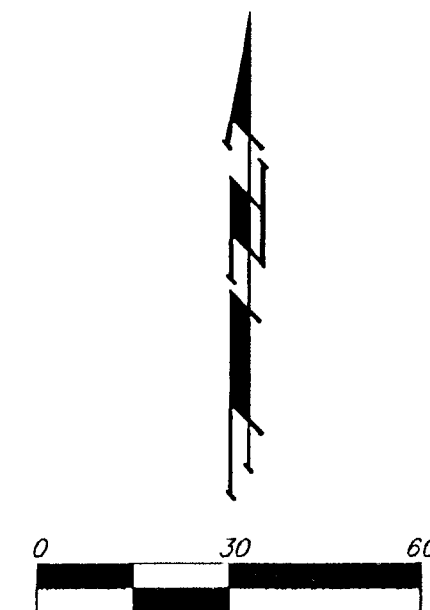


SEALPAK 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	137.0

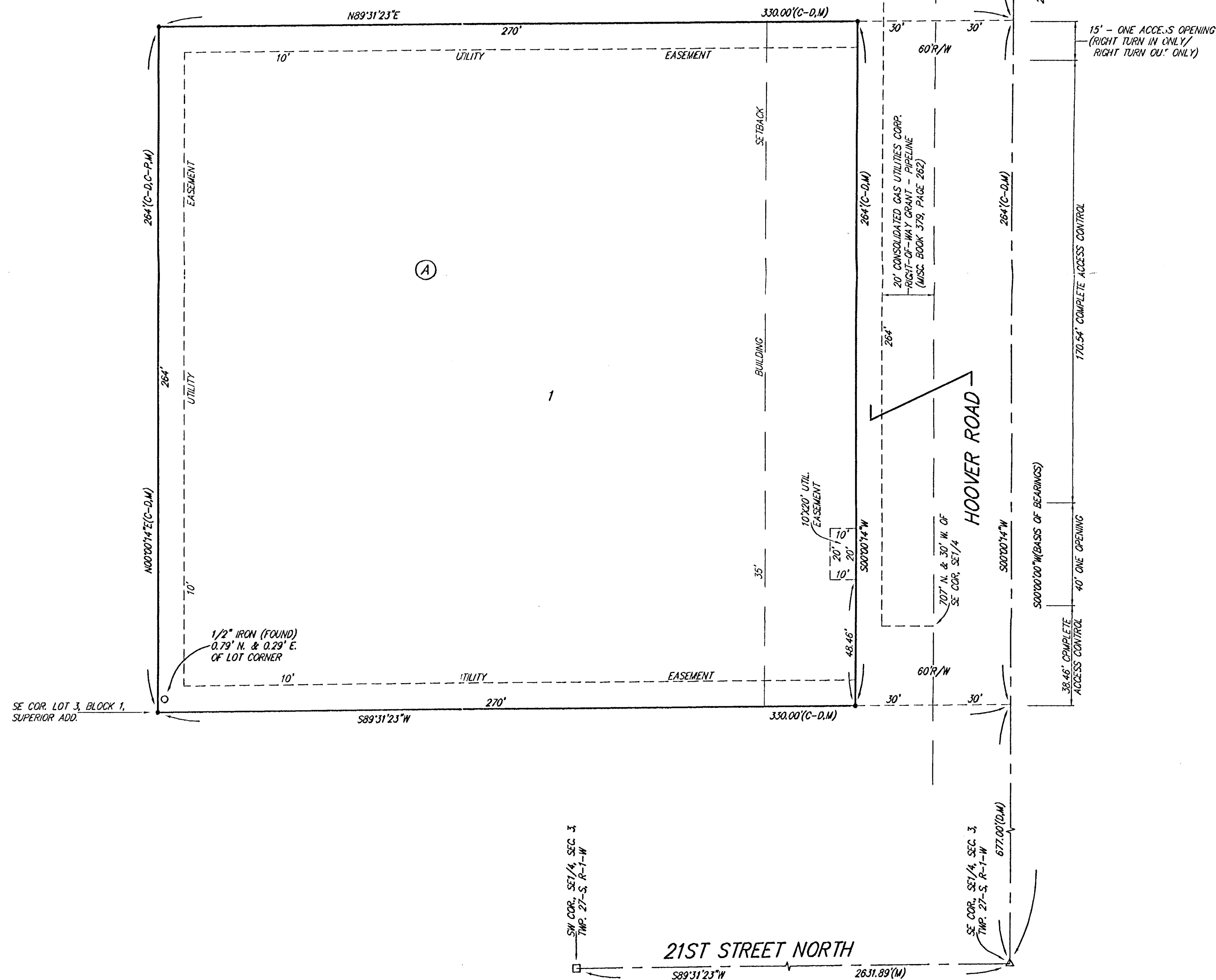
BENCHMARK:
HOOVER & 21ST ST. N.
CITY OF WICHITA BENCHMARK DISC
48.50' WEST OF &
29' NORTH OF &
16' WEST OF POWER POLE
53.20' NW OF SEC. COR. IRON
ELEV. = 139.07 CITY DATUM

ON-SITE BENCHMARK:
SMALL RAILROAD SPIKE IN WEST FACE
OF POWER POLE, 106.3' N. & 34.9' E.
OF THE SE CORNER OF LOT 1, BLOCK A,
SEALPAK 2ND ADDITION.
ELEV. = 140.21 CITY DATUM

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.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- ⊗ = #6 REBAR W/ YELLOW CAP (FOUND)
(IDENTIFICATION NOT LEGIBLE)
- △ = #6 REBAR (FOUND)
- = #4 REBAR W/ YELLOW CAP (FOUND)
(IDENTIFICATION NOT LEGIBLE)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-D) = CALCULATED PER
DESCRIBED INFO.
- (C-P) = CALCULATED PER
PLATTED INFO.



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "SEALPAK 2ND ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
described as follows: A tract of land in the SE1/4 of Sec. 3, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows:
Beginning 677 feet north of the SE corner of said SE1/4; thence west,
20 rods; thence north, 16 rods; thence east, 20 rods; thence south,
16 rods to the place of beginning.

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

Michael A. Conrey, Surveyor
Michael G. Conrey

This plat of "SEALPAK 2ND ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and a Street, to be known as "SEALPAK 2ND
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The street is hereby dedicated to and for the use
of the public. Access controls shall be as depicted on the face of the
plat and are hereby granted to the City of Wichita, Kansas. The Minimum
Building Pad Elevation for the lowest opening to the structures on Lot 1,
Block A, shall be 137.00 City Datum.

Donald H. Smith
Donald H. Smith

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

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

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

_____, County Clerk
Don Brace

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 _____, 2003 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 15th day of October, 2003, by Donald H. Smith, a single
person.

SUSAN K. MONETTE
Notary Public - State of Kansas
My App'l Expires 11-1-03
Susan K. Monette, Notary Public

My App'l. Exp. 11-9-03



Wichita-Sedgwick County Metropolitan Area Planning Department

February 20, 2003

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

RE: SUB 2003-06 -- One-Step Final Plat of Seal Pak Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 2003, 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 February 14, 2003.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Donald H. Smith, 2614 S. Hoover, Wichita, KS 67215
Kevin Holman, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

February 14, 2003

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

RE: SUB 2003-06 -- One-Step Final Plat of Seal Pak Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. A petition for water services has been previously submitted. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements. *An off-site sewer easement may be needed.*
- 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. Improvements will be needed at time of site development.*
- D. The plat proposes one access opening along Hoover Road. Distances should be shown for all segments of access control. *An access opening with full-turning movements is approved to be located 210 feet from the north property line. A contingent right-in/out driveway is allowed on the north property line that would be shared with the adjacent north property owner upon replatting of this property for a future non-residential development. A restrictive covenant shall be submitted that permits future joint access with this abutting property owner.*
- E. 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.

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- F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #119) and its special conditions for development on this property.
- G. **The final plat shall be submitted with a revised name as an Addition now within Wichita exists with the name "Sealpak Addition".**
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. 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.
- 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 316-946-4556) 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.

SUB 2003-06 -- One-Step Final Plat of Seal Pak Addition
February 13, 2003
Page 3

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 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 (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 Thursday, February 20, 2003, at 1:30 p.m.

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: Marked Copy of Plat

Copies to: Donald H. Smith, 2614 S. Hoover, Wichita, KS 67215
Kevin Holman, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services.

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 2/13/03)

CASE NUMBER: SUB 2003-06 -- SEAL PAK ADDITION

OWNER/APPLICANT: Donald H. Smith, 2614 S. Hoover, Wichita, KS 67215

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

LOCATION: West side of Hoover, North of 21st St. North

SITE SIZE: 1.82 acres

NUMBER OF LOTS

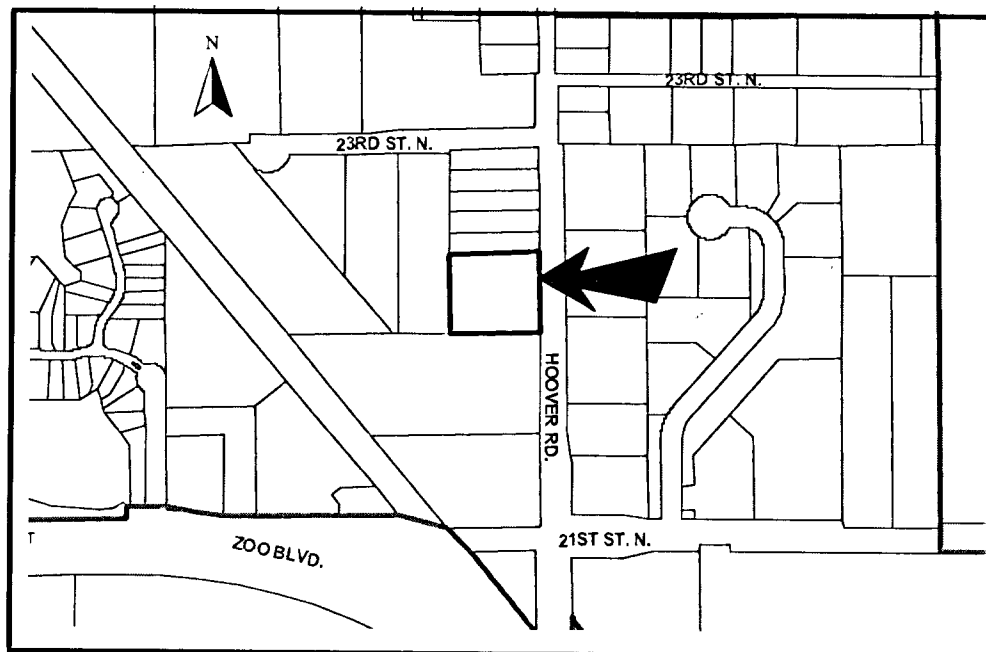
Residential:
Office:
Commercial:
Industrial: $\frac{1}{1}$
Total: $\frac{1}{1}$

MINIMUM LOT AREA: 1.82 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is unplatted property located in the City of Wichita. The site has been approved for a zone change (ZON 2002-65) from SF-5, Single-Family Residential to LI, Limited Industrial. A Protective Overlay #119 was also approved for this site addressing setbacks, outdoor storage and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. A petition for water services has been previously submitted. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements. **An off-site sewer easement may be needed.**
- 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. Improvements will be needed at time of site development.**
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SUB 2003-06 -- One-Step Final Plat of SEAL PAK ADDITION
February 20, 2003 - Page 3

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