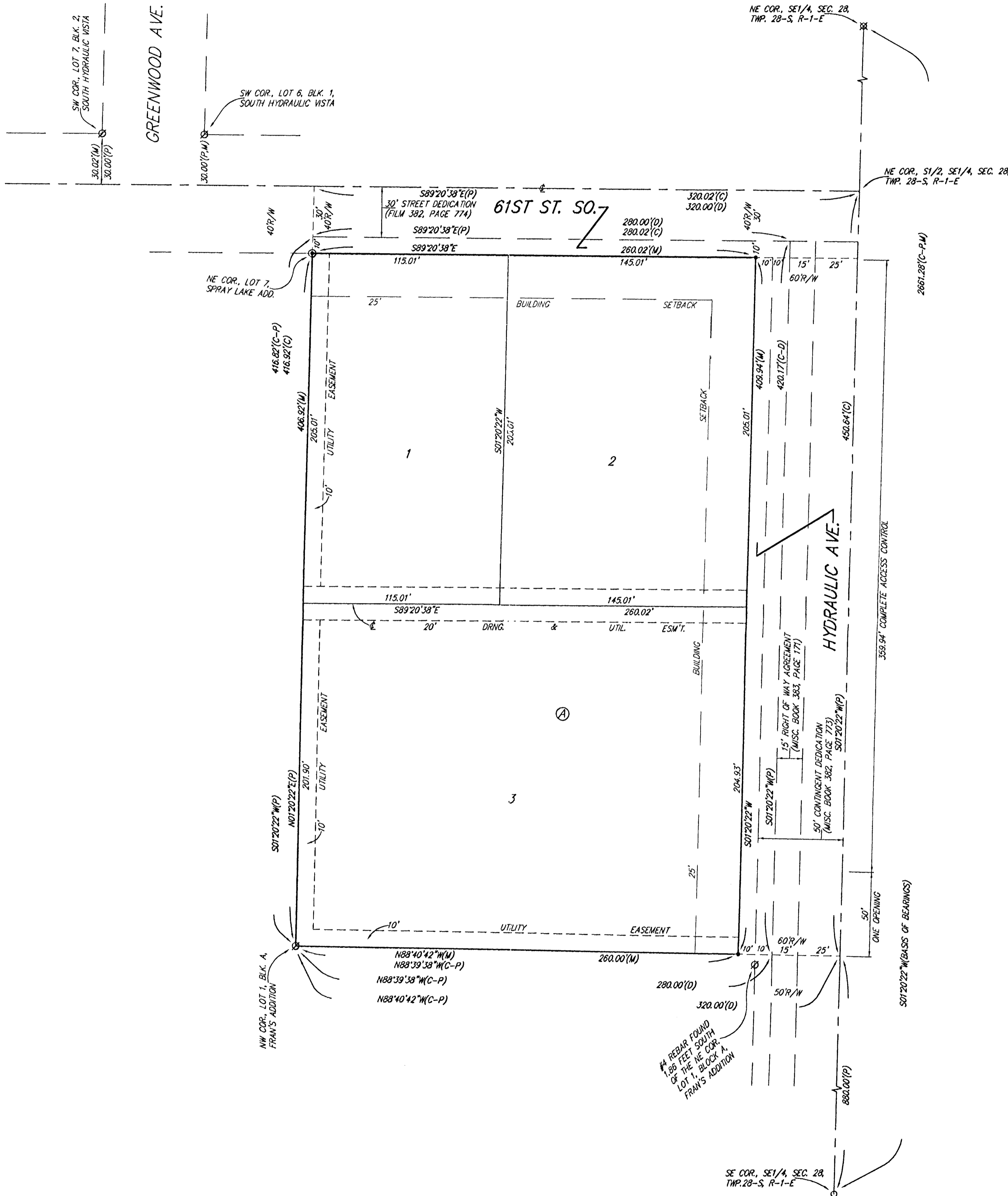


STRAW ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing received
8-29-03



- ⊙ = #4 REBAR W/ "BAULCHMAN" CAP (SET)
 - ⊙ = #4 REBAR W/ "G & A" CAP (FOUND)
 - ⊙ = #5 REBAR (FOUND)
 - ⊙ = 3/4" IRON (FOUND)
 - ⊙ = #4 REBAR (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED 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 "STRAW ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the S1/2 of the SE1/4, of Sec. 28, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as the west 280 feet of the east 320 feet of all of the land lying between the north line of Fran's Addition, Sedgwick County, Kansas and the south line of 61st Street South as dedicated by the instrument filed on Film 382, Page 774.

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

Baughman Company, P.A.

Michael A. Conroy
Michael G. Conroy
Surveyor

This plat of "STRAW 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
Pat Graves

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 27th day of August, 2003, by Ray Straw and Glenda Straw, husband and wife.

SUSAN K. MONETTE
Notary Public - State of Kansas
My App'l. Exp. 11-9-03
Susan K. Monette, Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 27th day of August, 2003, by Dale Straw and Opal Straw, husband and wife.

SUSAN K. MONETTE
Notary Public - State of Kansas
My App'l. Exp. 11-9-03
Susan K. Monette, Notary Public

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

Emprise Bank

Ava Majors, V.P. (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 27th day of August, 2003, by AVA MAJORS, VICE-PRESIDENT of Emprise Bank, on behalf of the bank.

JULIE BAILEY
Notary Public
My App'l. Exp. 5-31-05
Julie Bailey, Notary Public

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

NOTE: A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES 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 SYSTEM SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2003

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

RE: SUB 2003-61 - One-Step Final Plat of Straw Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 19, 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 June 13, 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: Ray Straw, 5135 S. Hydraulic, Wichita, KS 67216
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

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

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

June 13, 2003

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

RE: SUB 2003-61 - One-Step Final Plat of Straw Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 12, 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact City Environmental Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. City water services are available to serve the site. City Engineering has requested a utility easement along the north line of Lot 3.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Hydraulic for Lot 3. The opening along Hydraulic shall be located along the south property line.
- G. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- H. Traffic Engineering has requested a restrictive covenant that permits cross-lot access with the abutting property to the south if the subject property is redeveloped as a non-residential site.

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- I. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- J. 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.
- 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 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.
- 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.

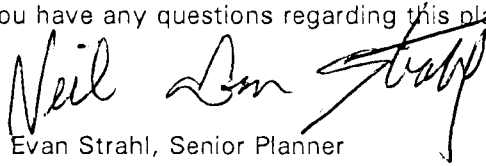
SUB 2003-61 - One-Step Final Plat of Straw Addition
June 13, 2003
Page 3

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, June 19, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

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

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Ray Straw, 5135 S. Hydraulic, Wichita, KS 67216
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 6/12/03)

CASE NUMBER: SUB 2003-61-- STRAW ADDITION

OWNER/APPLICANT: Ray Straw, 5135 S. Hydraulic, Wichita, KS 67216

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

LOCATION: North of 63rd Street South, West side of Hydraulic

SITE SIZE: 2.44 acres

NUMBER OF LOTS

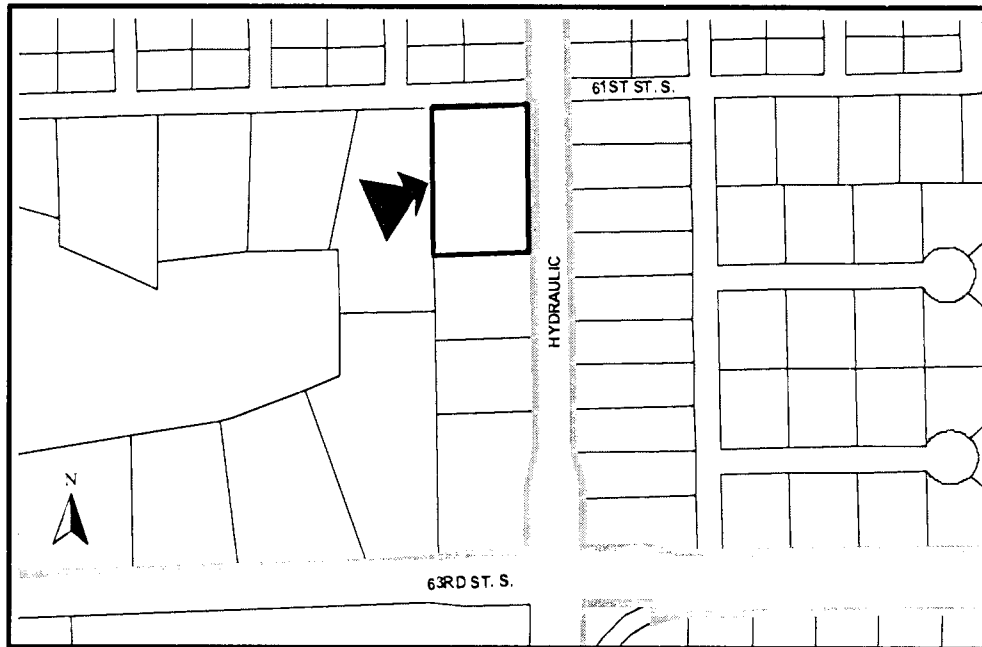
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 2.44 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **City Environmental Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. City water services are available to serve the site. **City Engineering has requested a utility easement along the north line of Lot 3.**
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.
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- E. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Hydraulic for Lot 3. **The opening along Hydraulic shall be located along the south property line.**
- G. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- H. **Traffic Engineering has requested a restrictive covenant that permits cross-lot access with the abutting property to the south if the subject property is redeveloped as a non-residential site.**
- I. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- J. 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.
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- 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.

SUB 2003-61 -- One-Step Final Plat of STRAW ADDITION
June 19, 2003 - Page 3

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