

NORTHEAST WICHITA ELEVATED STORAGE TANK ADDITION

Wichita, Sedgwick County, Kansas

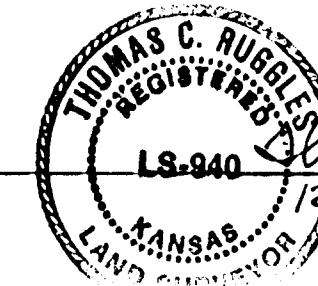
State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NORTHEAST WICHITA ELEVATED STORAGE TANK ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land located in the SW1/4 of Sec. 17, T26S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE corner of said SW1/4; thence north along the east line of said SW1/4, 430.00 feet; thence west, parallel with the south line of said SW1/4, 400.00 feet; thence south, parallel with the east line of said SW1/4, 430.00 feet to a point on the south line of said SW1/4; thence east along the south line of said SW1/4, 400.00 feet to the place of beginning, EXCEPT the south 30.00 feet thereof for road right-of-way.

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

Ruggles & Bohm, P.A.



Thomas C. Ruggles
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot, and a Street, to be known as "NORTHEAST WICHITA ELEVATED STORAGE TANK ADDITION", Wichita, Sedgwick County, Kansas. A drainage plan for the plat is on file in the office of the City Engineer. Access control is hereby granted to the City of Wichita as indicated.

At the direction of the City Council

Chris Cherches City Manager

Pat Graves City Clerk

This plat of "NORTHEAST WICHITA ELEVATED STORAGE TANK 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 _____, 200__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen Chairman

Dale Miller Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 200__.

At the direction of the City Council

Chris Cherches City Manager

Pat Graves City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 200__.

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

Entered on transfer record this _____ day of _____, 200__.

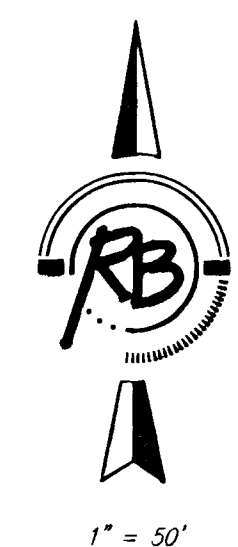
Don Brace County Clerk

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 _____, 200__, at _____ o'clock _____ M.; and is duly recorded.

Bill Meek Register of Deeds

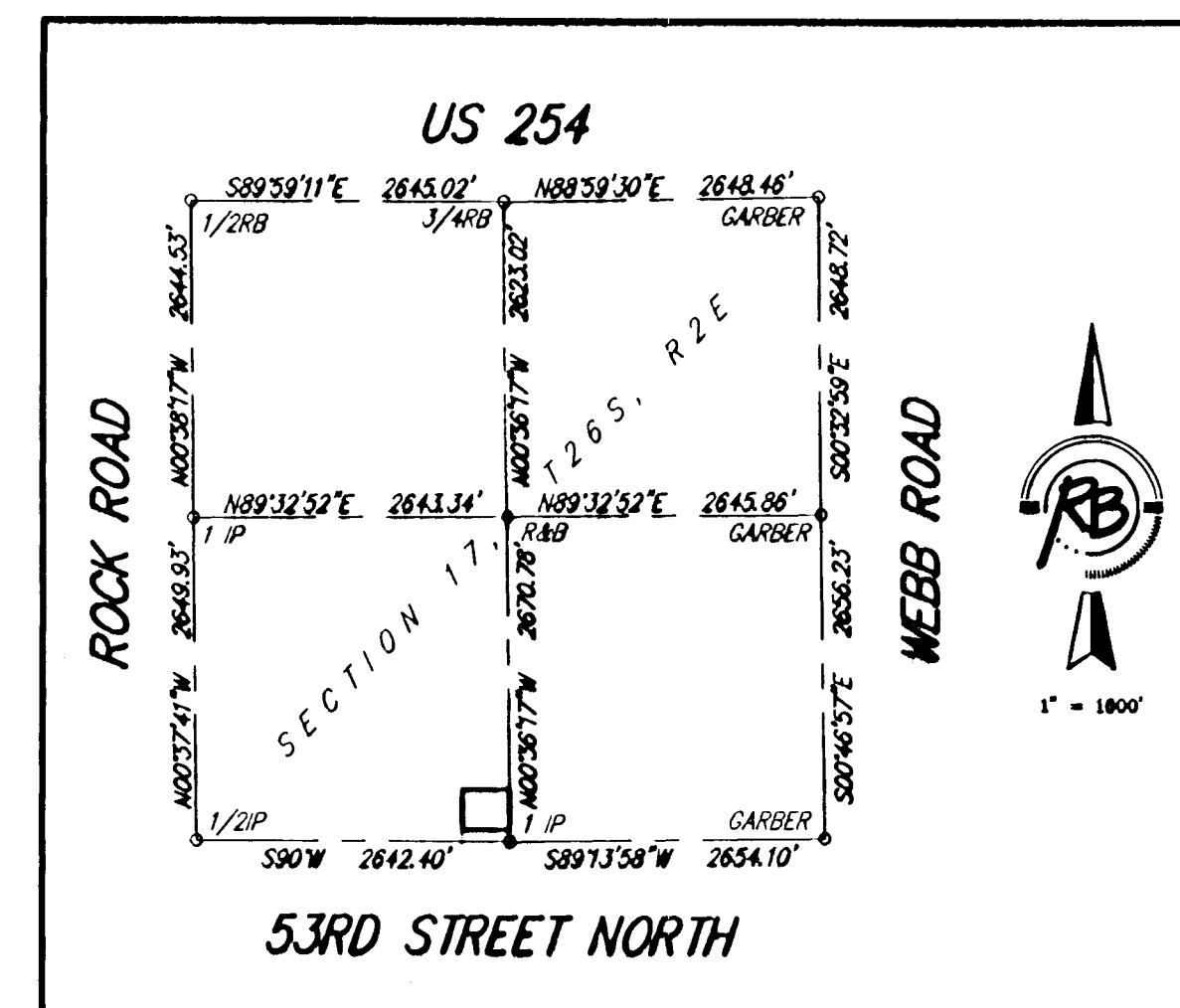
Linda Kizzire Deputy



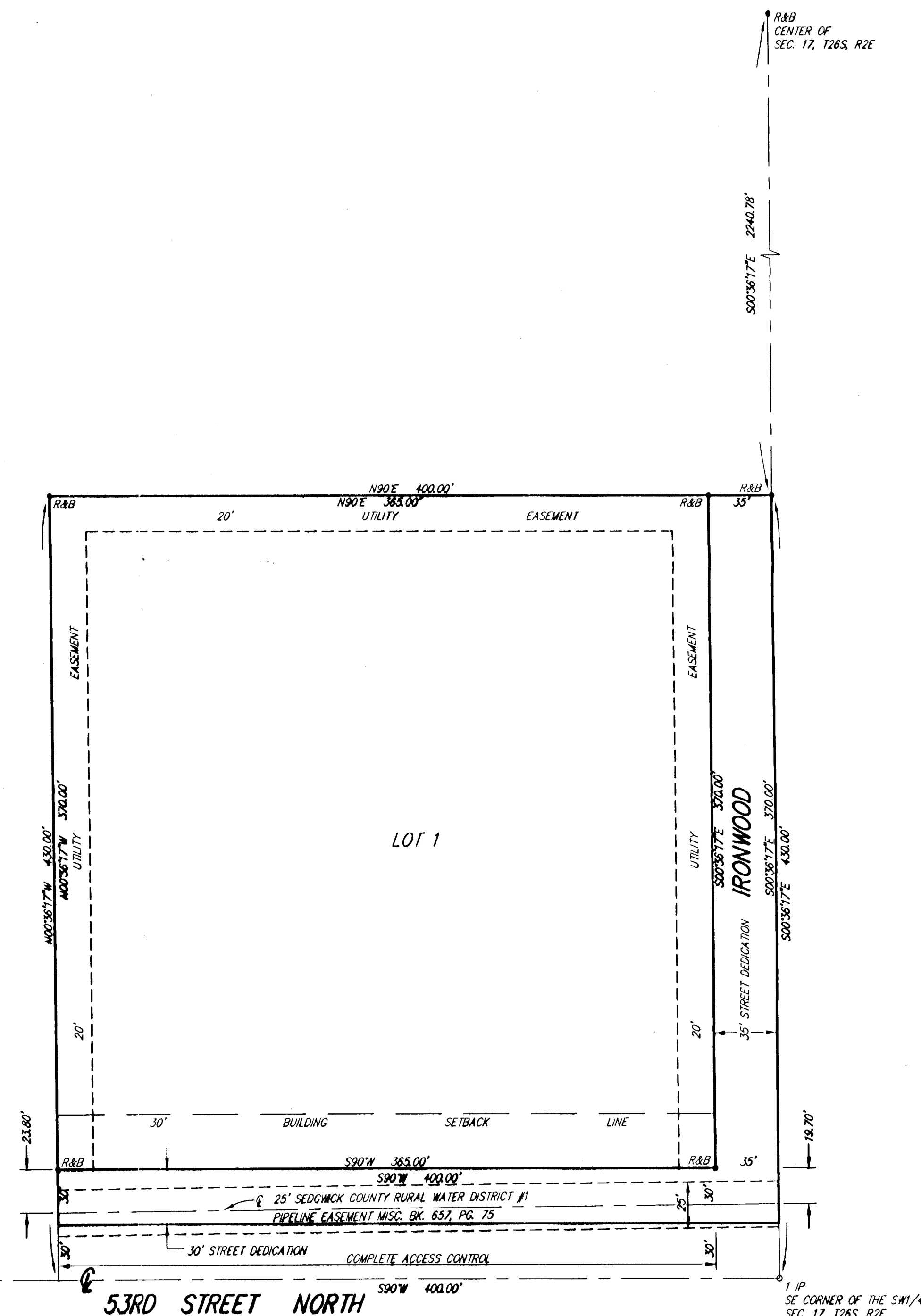
BENCH MARK: R&B BRASS DISC IN CONCRETE 390' N. & 70' W. OF THE S.E. CORNER, SW1/4, SEC. 17, T26S, R2E
ELEV.=1410.21 NGVD
ELEV.=222.81 CITY DATUM

SURVEY MARKER LEGEND

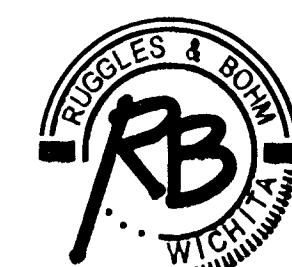
- 1/2" R&B = 1/2" REBAR (FOUND)
- 3/4" R&B = 3/4" REBAR (FOUND)
- 1/2" IP = 1/2" IRON PIPE (FOUND)
- 1" IP = 1" IRON PIPE (FOUND)
- C&B = 5/8" REBAR W/ CARBER CAP (FOUND)
- R&B = 1/2" REBAR W/ R&B CAP (SET)



1/2" P
S.M. CORNER OF
SEC. 17, T26S, R2E



DWG FILE: 2224P
PROJECT NO. 02602224P
DECEMBER 3, 2002



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

924 North Main
Wichita, Kansas 67203
www.rbkansas.com

(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2002

Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-94 -- One-Step Final Plat of Northeast Elevated Storage Tank 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 September 20, 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

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Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2002

Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-94 -- One-Step Final Plat of Northeast Elevated Storage Tank Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 2002, 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. This plat will be subject to approval of the associated Conditional Use and any related conditions. Prior to this plat being considered by MAPC, the Conditional Use will need to be approved.
- B. Sanitary sewer services will not be needed. City Environmental Health has requested a restrictive covenant that prohibits the usage of on-site sewerage on the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. County Engineering has requested additional right-of-way along 53rd St. North. The Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials. A 60-ft right-of-way along 53rd St. North is required.
- F. County Engineering has requested complete access control along 53rd St. North.
- G. County Engineering requests a dedication of 35 feet half street right-of-way along the east line of the plat.
- H. GIS has requested that the new street be named "Ironwood."

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- I. The Applicant is advised that if platted, the building setbacks must be a minimum of 85 feet from the centerline of 53rd St. North to conform with the Zoning setback standard for County section line roads.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. The Applicant has indicated a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- M. For the pipeline easement located along 53rd North, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- N. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- O. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.

- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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 scheduled to be presented to the Planning Commission along with the Condition Use. You will be notified of the date and time of the Planning Commission Meeting.

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

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 9/19/02)

CASE NUMBER: SUB 2002-94 -- NORTHEAST WICHITA ELEVATED STORAGE TANK ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Jerry Blain, Water and Sewer Department, 455 N. Main, 8th Floor, City Hall, Wichita, KS 67202

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

LOCATION: North side of 53rd St. North, East of Rock Road

SITE SIZE: 3.49 Acres

NUMBER OF LOTS

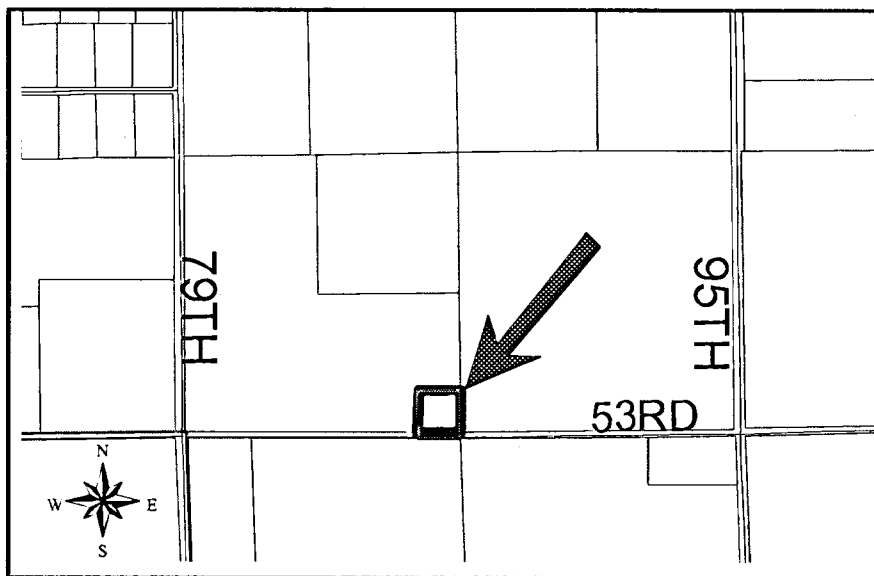
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.49 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2002-94 -- One-Step Final Plat of NORTHEAST WICHITA ELEVATED STORAGE TANK
ADDITION
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NOTE: This is an unplatted site recently annexed to the City of Wichita. It is located in the Bel Aire Area of Influence. A Conditional Use for a Major Utility has been approved.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated Conditional Use and any related conditions. Prior to this plat being considered by MAPC, the Conditional Use will need to be approved.
- B. Sanitary sewer services will not be needed. City Environmental Health has requested a restrictive covenant that prohibits the usage of on-site sewerage on the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. County Engineering has requested additional right-of-way along 53rd St. North. The Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials. *A 60-ft right-of-way along 53rd St. North is required.*
- F. County Engineering has requested complete access control along 53rd St. North.
- G. County Engineering requests a dedication of 35 feet half street right-of-way along the east line of the plat.
- H. GIS has requested that the new street be named "Ironwood."
- I. The Applicant is advised that if platted, the building setbacks must be a minimum of 85 feet from the centerline of 53rd St. North to conform with the Zoning setback standard for County section line roads.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
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**SUB 2002-94 -- One-Step Final Plat of NORTHEAST WICHITA ELEVATED STORAGE TANK
ADDITION
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**SUB 2002-94 -- One-Step Final Plat of NORTHEAST WICHITA ELEVATED STORAGE TANK
ADDITION**

November 7, 2002 - Page 4

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