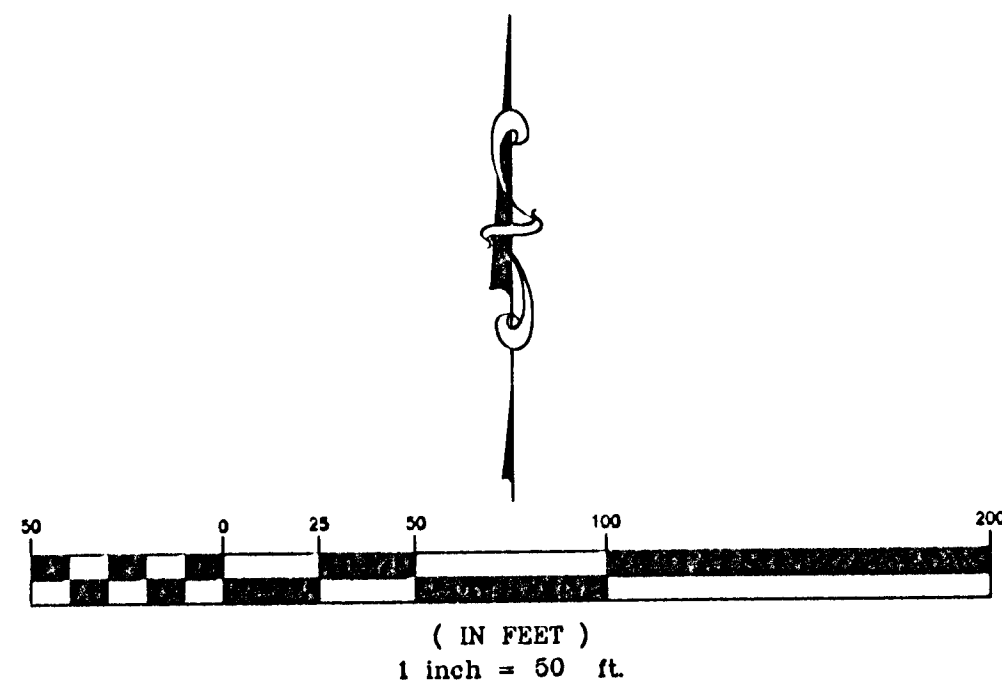
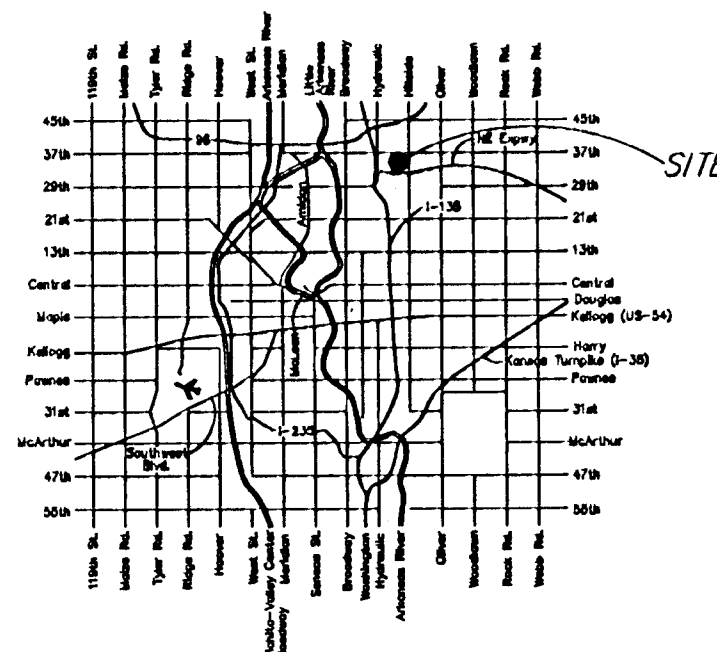




# LEGEND

- PK Nail (found)
- 1/2" Iron (found)
- △ 1/2" Iron in Thimble (found)
- ⊕ 5/8" Rebar B. Ward LS#920 (set)

BENCHMARK: COW Benchmark, Southeast corner of intersection of 37th and Hillside, on the Northwest corner of the traffic signal light base.  
40.10' South of Centerline.  
60.50' East of Centerline.  
Elev. = 1352.75 (MSL)  
165.35 (COW)



LOCATION MAP

## FINAL PLAT HENTZEN ADDITION TO SEDGWICK COUNTY, KANSAS

Northeast Quarter of Section 34, Township 26 South, Range 1 East of the 6th. P.M.

State of Kansas )  
County of Sedgwick )

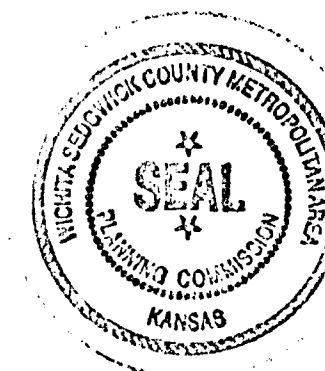
State of Kansas ) ss  
City of Wichita )

I, Bradley C. Ward, a registered land surveyor in aforesaid County and State, do hereby certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standards for Boundary Surveys.

Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

This plat of Hentzen Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 12th day of ~~January~~ February, 2002. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dr. Keith C. Ward <sup>UXE</sup> Chair  
Bernard M. Hentzen <sup>UXE</sup> ~~Pr. Kerry~~ COUNTER  
Dale Miller Secretary  
Dale Miller



State of Kansas ) ss  
City of Wichita )

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of February, 2002.

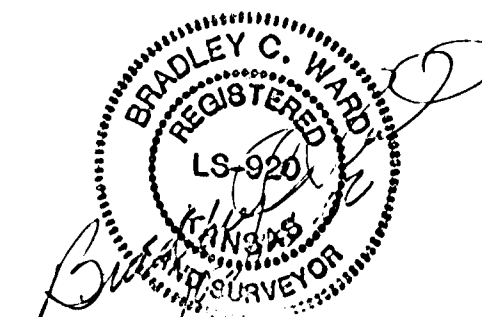
At the Direction of the City Council

\_\_\_\_\_, City Manager  
Chris Charches

\_\_\_\_\_, City Clerk  
Dale Miller

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, County Clerk  
Don Brace



Bradley C. Ward LS #920  
Not original unless signed in blue ink

State of Kansas ) ss  
Sedgwick County )

State of Kansas ) ss  
Sedgwick County )

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Streets and Reserves to be known as Hentzen Addition, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The drainage easements as indicated are hereby dedicated for the purpose of drainage within said addition. The streets are hereby dedicated to and for the use of the public. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

Fema floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended use within the subdivision.

Reserve "A" is hereby platted for drainage, drainage structures, utilities and retention/detention ponds. Said reserve shall be owned and maintained by the owner of Lot 1. Reserve "A" shall also be a flood reserve. A drainage plan has been developed for the plat. All drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Date 10/24/2002  
By Bernard M. Hentzen  
B&R Land Co., LLC  
Bernard M. Hentzen, Partner  
By Robert A. Hentzen  
B&R Land Co., LLC  
Robert A. Hentzen, Partner

State of Kansas ) ss  
Sedgwick County )

This instrument was acknowledged before me on this 24 day of Oct, 2002, by Bernard M. Hentzen & Robert A. Hentzen

Juanita Alarcon  
Notary Public - Juanita Alarcon

My Commission Expires: 1/1/05

JUANITA ALARCON  
Notary Public - State of Kansas  
My Comm. Expires: 1/1/05

Reviewed in accordance with K.S.A. 58-2005 on this 24 day of October, 2002.

Tricia L. Roberts  
LS-1246  
Deputy County Clerk  
Sedgwick County, Kansas

Filename: 02052\FinalPlat

Date Plat Prepared: 10/01/2002



SE Cor. of the NE 1/4  
Sec. 34, T26S, R1E

Date of Survey 5/1/02



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 12, 2002

Kirk Miller  
K.E. Miller Engineering  
516 S. Market  
Wichita, KS 67211

RE: SUB 2002-89 -- One-Step Final Plat of Hentzen Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 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 6, 2002, in addition to the following:

- G. A petition is requested for future accel and decel lanes, future modification of the traffic signal, and future left turn lanes along both arterials for the openings with full turning movements; which shall not be activated until determination of a need by the Traffic Engineer.

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.

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 6, 2002

Kirk Miller  
K.E. Miller Engineering  
516 S. Market  
Wichita, KS 67211

RE: SUB 2002-89 -- One-Step Final Plat of Hentzen Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 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. The applicant shall guarantee the extension of sanitary sewer and City water 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. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required for drainage improvements.**
- D. The plat's text shall include the standard floodway language.
- E. The plat proposes two access openings along both arterials. The openings along 37<sup>th</sup> St. North are approved. In accordance with the Access Management Policy, the openings along 37<sup>th</sup> St. North and Hillside closest to the intersection need to be rights-in/out and denoted on the face of the plat. A guarantee is required for construction of a channelized rights-in/out opening. The opening along Hillside located along the south line of the plat is approved as a joint opening with the property to the south, contingent upon closure of the existing opening for the property to the south. In the event, the existing opening for the property to the south is not closed, then this opening should be relocated to be in alignment with the northernmost opening for the property across Hillside. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.

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

**T 316.268.4421 F 316.268.4390**

[www.wichitagov.org](http://www.wichitagov.org)

- F. The applicant shall guarantee the closure of the driveway opening located on the abutting property to the south.
- G. A petition is requested for accel and decel lanes, and modification of the traffic signal. A petition is requested for future left turn lanes along both arterials for the openings with full turning movements; which shall not be activated until determination of a need by the Traffic Engineer.
- H. The cross-lot access easement with the property to the south and internal access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. Traffic Engineering has requested additional right-of-way along both arterials. The Access Management Policy requires a 60-ft half-street right-of-way width along urban arterials. The Policy also requires an additional 25-ft x 25-ft corner clip at the intersection. The Subdivision Committee approved a 50-ft half-street right-of-way.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. 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.
- L. 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.
- M. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- N. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- O. A signature line needs to be added for the owners.
- 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 forwarded to the Planning Commission on Thursday, September 5, 2002, at 1:30 p.m.

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

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3-7  
SEPTEMBER 12, 2002**

**(ITEM "G" REVISED)**

**STAFF REPORT**

**(ONE-STEP FINAL PLAT APPROVED 9/5/02)**

**CASE NUMBER:** SUB 2002-89 – HENTZEN ADDITION

**OWNER/APPLICANT:** B & R Land Co., L.L.C., 3320 Woodrow, Wichita, KS 67211

**SURVEYOR/ENGINEER:** K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

**LOCATION:** Southwest corner of Hillside and 37th St. North

**SITE SIZE:** 10.4 acres

**NUMBER OF LOTS**

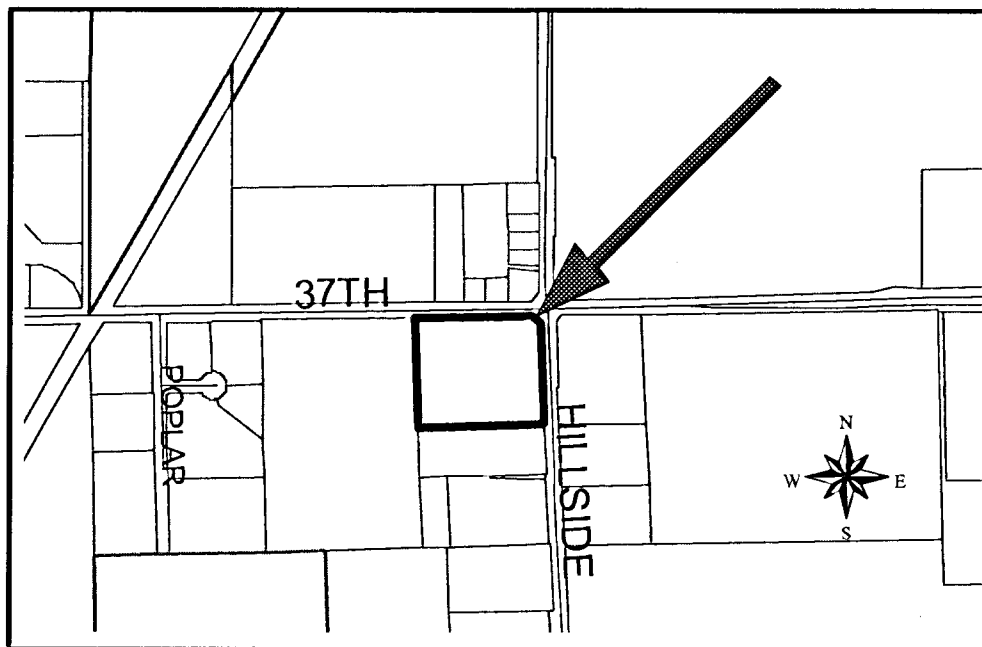
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  |   |
| Industrial:  | 5 |
| Total:       | 5 |

**MINIMUM LOT AREA:** 10.4 acres

**CURRENT ZONING:** LI, Limited Industrial; LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-48) from LC, Limited Commercial to LI, Limited Industrial, for a contractor's office and warehouse. The site is located within the 100-year floodplain.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required for drainage improvements.**
- D. The plat's text shall include the standard floodway language.
- E. The plat proposes two access openings along both arterials. The openings along 37<sup>th</sup> St. North are approved. In accordance with the Access Management Policy, the openings along 37<sup>th</sup> St. North and Hillside closest to the intersection need to be rights-in/out and denoted on the face of the plat. A guarantee is required for construction of a channelized rights-in/out opening. The opening along Hillside located along the south line of the plat is approved as a joint opening with the property to the south, contingent upon closure of the existing opening for the property to the south. In the event, the existing opening for the property to the south is not closed, then this opening should be relocated to be in alignment with the northernmost opening for the property across Hillside. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- F. The applicant shall guarantee the closure of the driveway opening located on the abutting property to the south.
- G. A petition is requested for future accel and decel lanes, future modification of the traffic signal, and future left turn lanes along both arterials for the openings with full turning movements; which shall not be activated until determination of a need by the Traffic Engineer. *united per Mike L.*
- H. The cross-lot access easement with the property to the south and internal access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. **Traffic Engineering** has requested additional right-of-way along both arterials. The Access Management Policy requires a 60-ft half-street right-of-way width along urban arterials. The Policy also requires an additional 25-ft x 25-ft corner clip at the intersection. **The Subdivision Committee approved a 50-ft half-street right-of-way.**
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

- K. 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.
- L. 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.
- M. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- N. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- O. A signature line needs to be added for the owners.
- 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

**SUB 2002-89 -- One-Step Final Plat of HENTZEN ADDITION**  
**September 12, 2002 - Page 4**

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.