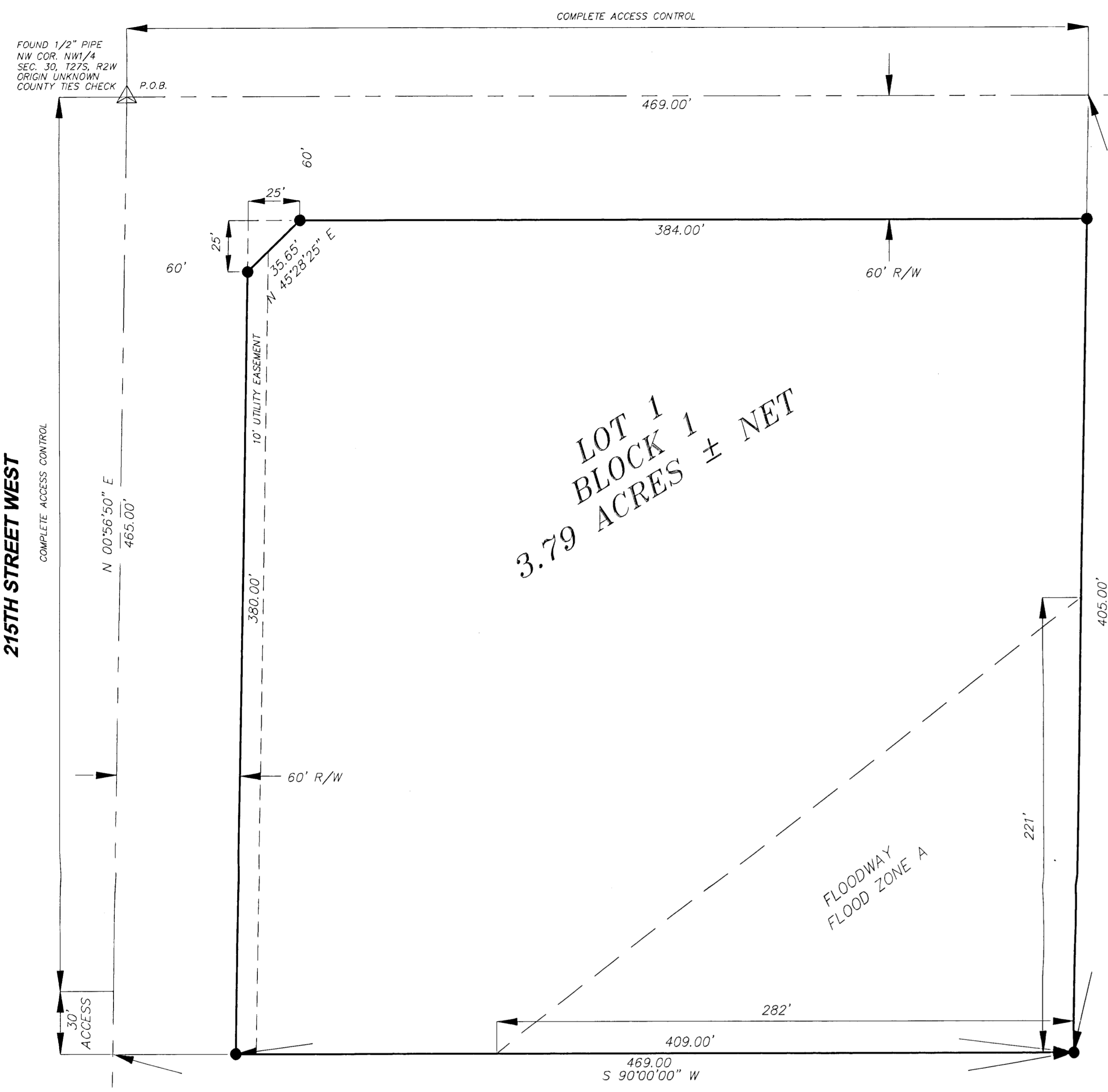


Final Trading Recd 12-13-02

**FINAL PLAT  
ARNOLD'S FIRST ADDITION  
TO SEDGWICK COUNTY, KANSAS**



**MAPLE**  
2524.70' (M)  
N 90°00'00" E (ASSUMED BASIS OF BEARING)

FOUND 1" PIPE  
NE COR. NW1/4  
SEC. 30, T27S, R2W  
ORIGIN UNKNOWN  
COUNTY TIES CHECK

**CERTIFICATE OF SURVEY**

State of Kansas )  
                          ) SS  
County of Sedgwick )  
  
I, Chad R. Abbott, licensed and authorized to practice surveying in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and plating "Arnold's First Addition" an addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 30, Township 27 South Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence N 90°00'00" E (assumed) along the North line of said Northwest Quarter for a distance of 469.00 feet; thence S 00°56'50" W parallel with the West line of said Northwest Quarter for a distance of 465.00 feet; thence S 90°00'00" W parallel with the North line of said Northwest Quarter for a distance of 405.00 feet to a point on the West line of said Northwest Quarter; thence N 00°56'50" E along said West line for a distance of 465.00 feet to the point of beginning.

**GOVERNING BODY CERTIFICATE**

State of Kansas )  
                          ) SS  
County of Sedgwick )  
  
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of \_\_\_\_\_, 2002.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ Day of \_\_\_\_\_, 2002

Chad R. Abbott L.S. #1340

**OWNER'S CERTIFICATE**

State of Kansas )  
                          ) SS  
County of Sedgwick )  
  
Know all men by these presents that I the undersigned owner of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lot and a block. The same to be known as Arnold's First Addition to Sedgwick County, Kansas. The 60' Street Right-of-Way along Maple and 215th Street West is hereby dedicated to and for the use of the public. Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. Floodway Reserves are hereby dedicated for drainage purposes. The Floodway reserve shall be the responsibility of the owners. No structure shall be constructed on or within the Floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the Engineer of the appropriate governing body. FEMA flood plain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended use within the subdivision. A drainage plan has been developed for the plat and 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 will remain unobstructed to allow for the conveyance of stormwater.

**COUNTY SURVEYOR CERTIFICATE**

Reviewed in accordance with K.S.A. 58-2003 on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Tricia L. Robells #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

**TRANSFER RECORD**

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

Don Brace, County Clerk

Therese A. Arnold

**NOTARY CERTIFICATE**

State of Kansas )  
                          ) SS  
County of Sedgwick )  
  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2002 by \_\_\_\_\_, Notary Public

My commission expires: \_\_\_\_\_

**PLANNING AGENCY CERTIFICATE**

State of Kansas )  
                          ) SS  
County of Sedgwick )  
  
This plat of "Arnold's First Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

**WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION**

Bernard A. Hentzen, Chair  
Dale Miller, Secretary

DATE OF SURVEY: 9-18-02  
DATE OF PREPARATION: 11-26-02



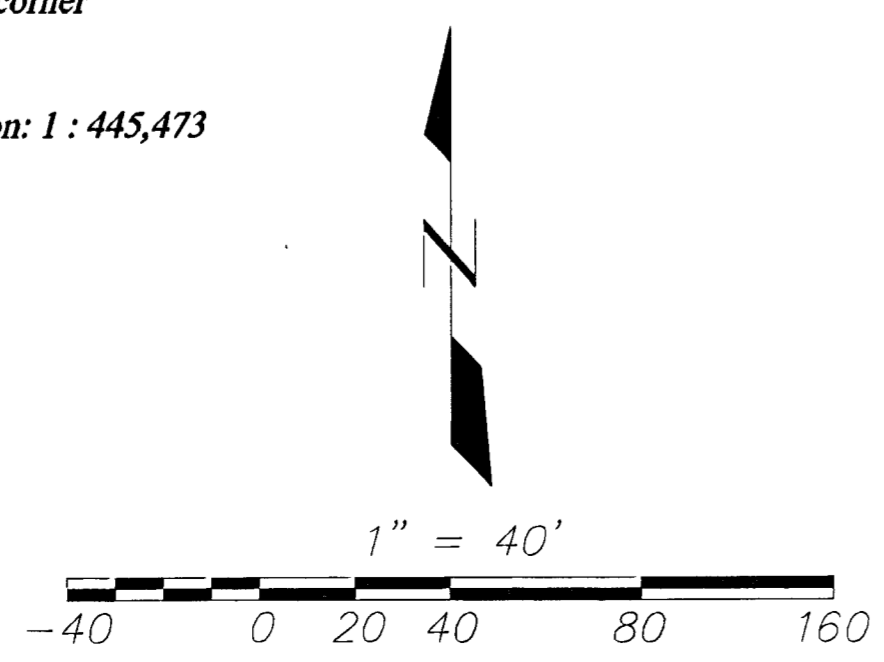
Drawn By: B.J.P. Approved By: C.R.A.  
Drawing No. 2906 Scale: 1" = 40'

**ARNOLD'S FIRST ADDITION**

**CLOSURE**

1) NE corner	S 00°56'50" W	405.00'
2) SE corner	S 90°00'00" W	409.00'
3) SW corner	N 00°56'50" E	380.00'
4) P.I. West Line	N 45°28'25" E	35.65'
5) P.I. North Line	N 90°00'00" E	384.00'
6) NW corner		

Precision: 1 : 445,473



**NOTE:**  
LOCATION OF 100 YEAR FLOOD ZONE "A" LINE WAS SCALED FROM FIRM MAP PANEL NUMBER 2003210200-A. THIS LINE MAY BE REVISED WHEN A LETTER OF MAP AMENDMENT IS OBTAINED FROM FEMA.

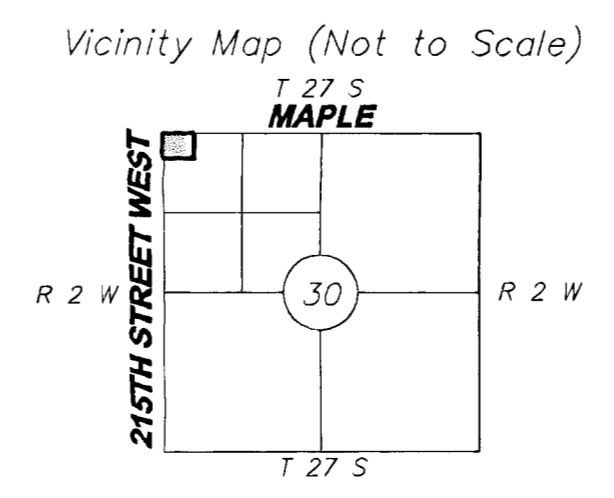
**BENCHMARK:**  
SQUARE CUT ON EAST HUB OF RCBC 350 FEET NORTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30.

**MINIMUM PAD ELEVATION**

BLOCK	LOT	ELEVATION (M.S.L.)
1	1	1448.00

**LEGEVD:**

- (M) = MEASURED OR CALCULATED FROM MEASUREMENT
- (P) = PLATTED
- (D) = DEED
- = SET 1/2" REBAR WITH #550 CAP
- ▲ = FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- R/W = RIGHT-OF-WAY



Prepared for: ADAM ARNOLD 21223 WEST MAPLE GODDARD, KANSAS 67052	Project Location: GODDARD, KANSAS
Job Order Number: 2906	Project Name: FINAL PLAT ARNOLD'S FIRST ADDITION

FOUND 1/2" PIPE  
NW COR. NW1/4  
SEC. 30, T27S, R2W  
ORIGIN UNKNOWN  
COUNTY TIES CHECK

215TH STREET WEST  
COMPLETE ACCESS CONTROL

2617.92' (M)  
N 00°56'50" E

FOUND 1/2" REBAR  
SW COR. NW1/4  
SEC. 30, T27S, R2W  
ORIGIN UNKNOWN  
COUNTY TIES CHECK



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

October 24, 2002

Benchmark Land Survey  
617 E. William  
Wichita, KS 67202

RE: SUB 2002-104 -- One-Step Final Plat of Arnold's First Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 24, 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 October 18, 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.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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**

October 18, 2002

Benchmark Land Survey  
617 E. William  
Wichita, KS 67202

RE: SUB 2002-104 -- One-Step Final Plat of Arnold's First Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 17, 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. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering has requested a flood study and a drainage plan. The terraces' impact on the site needs to be shown on drainage plan.
- D. The plat proposes one access opening along both arterials. Distances should be shown for all segments of access control. The final plat tracing shall be corrected to reference the dedication of appropriate access controls in the plat's text. County Engineering and MAPD recommend that one opening on 215<sup>th</sup> St. be approved for the site, to be located along the south 30 feet of the property.
- E. The plat's text needs to be corrected to reference Arnold's First Addition.
- F. In accordance with the Access Management Policy, County Engineering has required a 60-ft half-street right-of-way, along with a major intersection right-of-way and a 25-ft x 25-ft corner clip at the intersection.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- G. The platator's text shall note the dedication of the street to and for the use of the public.
- H. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- I. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- J. The year "2002" should be referenced in the Board of County Commissioners signature block.
- K. 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.
- L. The platator'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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- T. 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.
- U. 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 which 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, October 24, 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: Theresa Arnold, 26289 A, West US Highway, Kingman, KS 67068  
Walter Rooney, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 10/17/02)

**CASE NUMBER:** SUB 2002-104 -- ARNOLD'S FIRST ADDITION

**OWNER/APPLICANT:** Theresa Arnold, 2628 A. West U.S. Hwy, Kingman, KS 67068

**SURVEYOR/ENGINEER:** Benchmark Land Survey, 617 East William, Wichita, KS 67202

**LOCATION:** Southeast corner of 215th West and Maple

**SITE SIZE:** 5.01 Acres

**NUMBER OF LOTS**

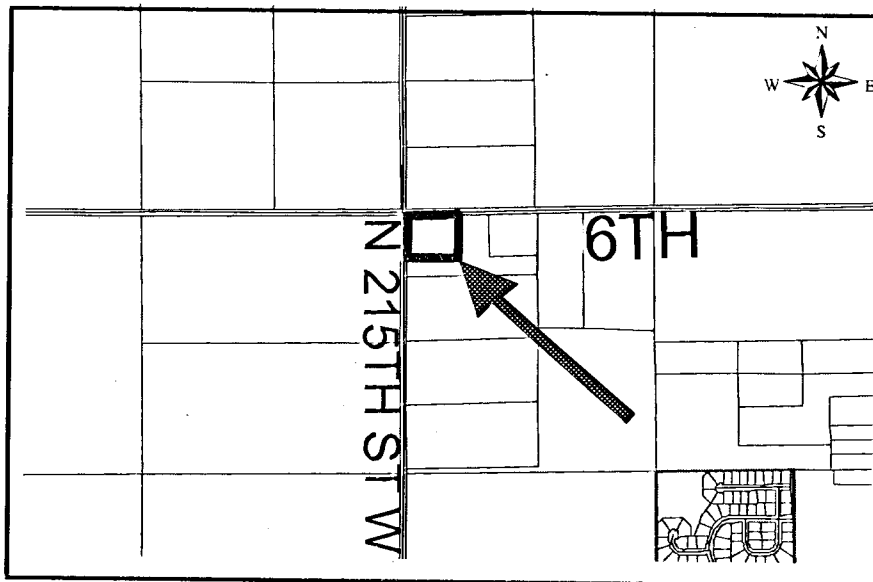
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5.01 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The site is located within the 100-year floodplain.

**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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering has requested a flood study and a drainage plan. The terraces' impact on the site needs to be shown on drainage plan.**
- D. The plat proposes one access opening along both arterials. Distances should be shown for all segments of access control. The final plat tracing shall be corrected to reference the dedication of appropriate access controls in the plat's text. **County Engineering and MAPD recommend that one opening on 215<sup>th</sup> St. be approved for the site, to be located along the south 30 feet of the property.**
- E. The plat's text needs to be corrected to reference Arnold's First Addition.
- F. **In accordance with the Access Management Policy, County Engineering has required a 60-ft half-street right-of-way, along with a major intersection right-of-way and a 25-ft x 25-ft corner clip at the intersection.**
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- I. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- J. The year "2002" should be referenced in the Board of County Commissioners signature block.
- K. 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.
- L. 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.

- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.