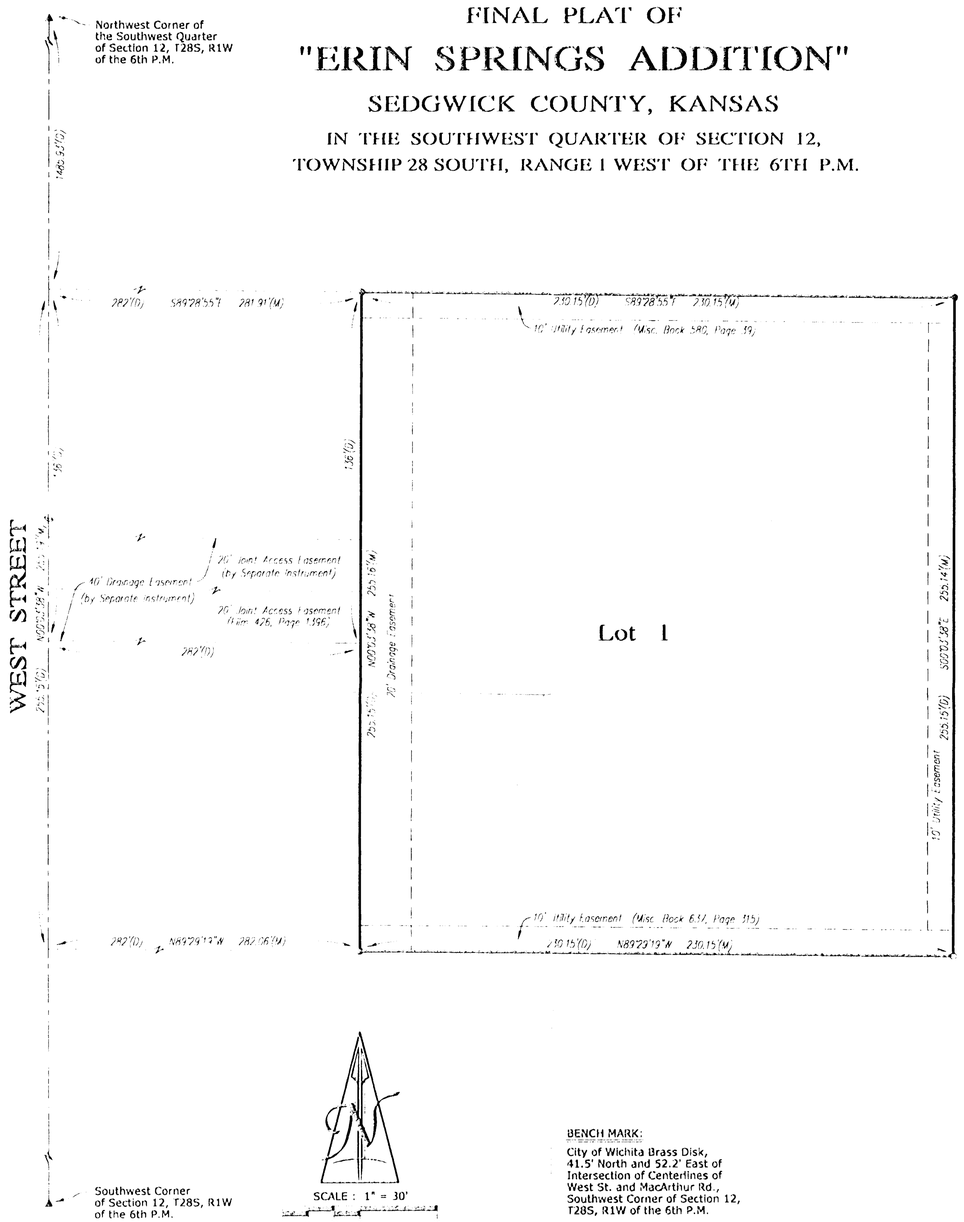
final tracing
received 11-7-02

FINAL PLAT OF
"ERIN SPRINGS ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M.



BENCH MARK:
City of Wichita Brass Disk, 41.5' North and 52.2' East of Intersection of Centerlines of West St. and MacArthur Rd., Southwest Corner of Section 12, T28S, R1W of the 6th P.M.

Elevation: 1286.86 MSL

LEGEND:

▲ = Section Corner

○ = 3/4" Iron Pipe Found

● = #4 Rebar with I.D. Cap "TTLSI CLS22" Set

(D) = Described in Deed

(M) = Measured

Bearing Basis Assumed

FLOOD ZONE:
Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986.

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "ERIN SPRINGS ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

Parcel 1:
The East 146 feet of the West 428 feet of the South 255.15 feet of the North 1741.08 feet of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Parcel 2:
The East 84.15 feet of the West 512.15 feet of the South 255.15 feet of the North 1741.08 feet of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Webster LS #958 Date

MICHELE WEBSTER REGISTERED LS-958 KANSAS LAND SURVEYOR

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot to be known as "ERIN SPRINGS ADDITION", Sedgwick County, Kansas. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Drainage easements as shown hereon are hereby granted for the conveyance of stormwater. A drainage plan has been developed for this 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 unobstructed to allow for the conveyance of stormwater.

Mark W. Springs

Kelley J. Springs

State of Kansas)
Sedgwick County) ss
This instrument was acknowledged before me this _____ day of _____, 2002, by Mark W. Springs and Kelley J. Springs.

_____, Notary Public

My Commission Expires: _____

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

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

This plat of "ERIN SPRINGS ADDITION", Sedgwick County, Kansas, 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 AREA PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen

_____, Secretary
Michael E. Lindebak

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

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

State of Kansas)
County of Sedgwick) ss

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2002.

(Seal)

_____, Commission Chairman
Ben Sciortino

Attest: _____, County Clerk
Don Brace

(Seal)

Entered on transfer record this _____ day of _____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) ss
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____.M., on the _____ day of _____, 2002.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizziro

TERRA TECH // LAND SURVEYING INC.
22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-40 -- Final Plat of Erin Springs 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 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

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

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-40 -- Final Plat of Erin Springs 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 final plat, subject to the following:

STAFF COMMENTS:

A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. ***A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.***

B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan has been submitted.***

E. The access easement extending to West Street 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.

F. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".

G. **Sedgwick County Fire Department** requests 20 feet of drivable surface be provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.

- The surface will need to be an all weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

- An approved turnaround is provided that allows the turning of apparatus in no more than two maneuvers.

- 13' 6" vertical clearance is maintained the entire length of the access drive.

H. 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.

I. The plattor'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.

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.

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 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 12, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Mark Springs, 3842 S. West Street, Wichita, KS 67217
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
SEPTEMBER 12, 2002

STAFF REPORT

(FINAL PLAT 9/5/02; PRELIMINARY PLAT APPROVED 6/27/02; DEFERRED 6/13/02)

CASE NUMBER: SUB 2002-40 -- ERIN SPRINGS ADDITION

OWNER/APPLICANT: Mark Springs, 3842 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: East of West Street, North of MacArthur Road

SITE SIZE: 1.4 acres

NUMBER OF LOTS

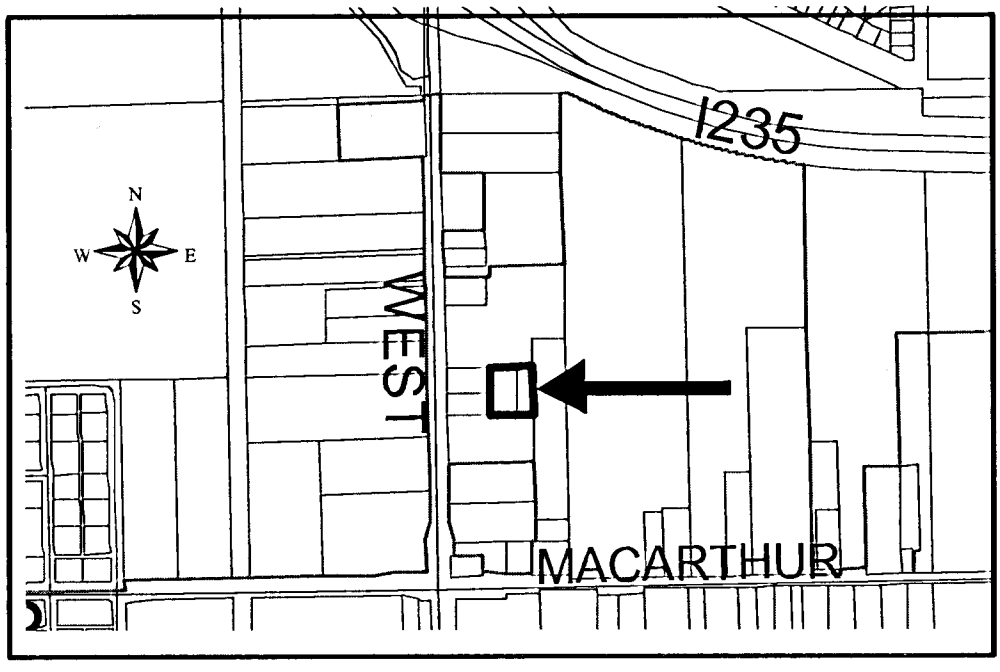
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.4 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of Wichita's city limits. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON2002-37) to LI, Limited Industrial.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. ***A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.***

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