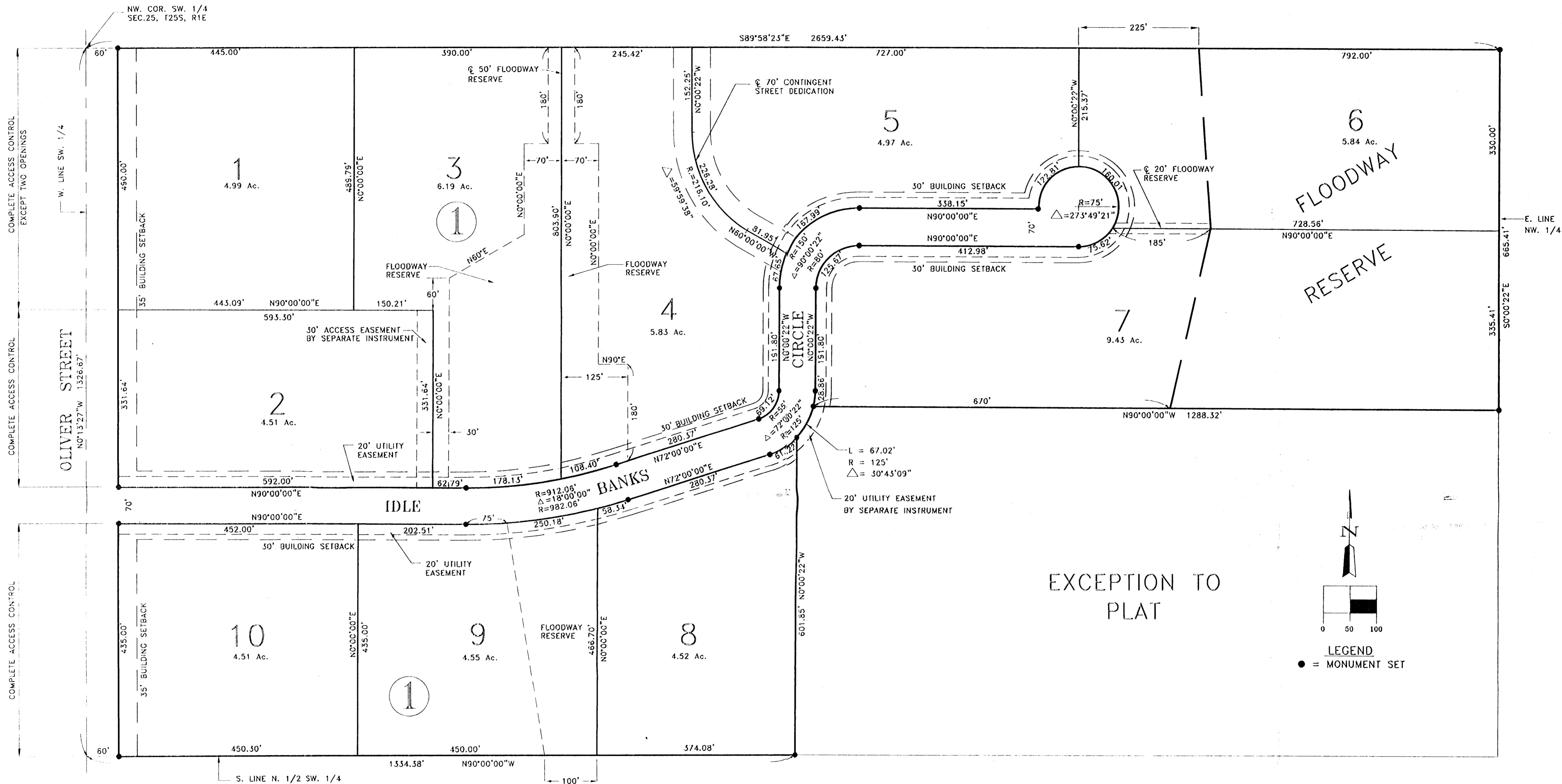


final tracing
received
1-11-02

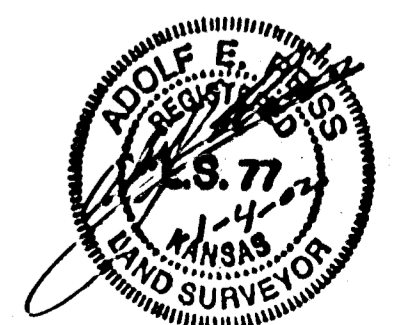


EXCEPTION TO PLAT

FINAL PLAT
IDLE BANKS ADDITION
 SEDGWICK COUNTY, KANSAS
 2002

MINIMUM BUILDING PAD TABLE FOR ESTABLISHING LOWEST OPENING TO STRUCTURES		
LOT	BLOCK	ELEVATION(msl)
3	1	1398.0
4	1	1398.0
6	1	1389.0
7	1	1388.0

BENCH MARK: 60d in HIGHLINE POLE 109 FEET ESE OF SW. CORNER SW. 1/4 SEC. 25. ELEV. 1390.83 msl



LEGAL DESCRIPTION

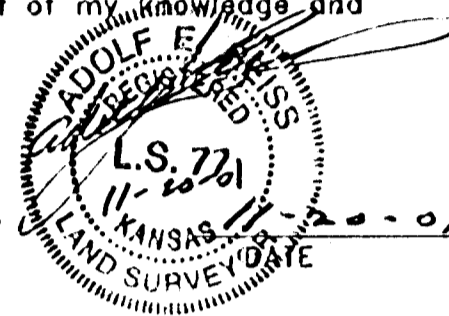
The North Half of the Southwest Quarter of Section 25, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the south 660 feet of the east 1320 feet thereof.

AND

A part of the south 660 feet of the east 1320 feet of the north half of said southwest quarter described as follows: Beginning at the northwest corner of the south 660 feet of the east 1320 feet of the north half of said southwest quarter; thence south on the west line of the south 660 feet of the east 1320 feet of the north half of said southwest quarter on an assumed bearing of S 00°00' 22" E a distance of 58.15 feet to the point of a non-tangent curve to the east and north, said curve having a radius of 125.00 feet, a central angle of 30°43'09" and a chord bearing and distance of N 28°54'47" E, 66.22 feet; thence on said curve being on the southeast side of the chord a distance of 67.02 feet to a point on the north line of the south 660 feet of the east 1320 feet of the north half of said southwest quarter; thence N 90°00'00" W, 31.68 feet to the point of beginning.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have surveyed the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.



Adolf E. Reiss LS#77

Know all men by these presents that we, the undersigned owners, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block, and streets to be known as Idle Banks Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are hereby dedicated to and for the use of the public. The contingent street dedication as shown on the face of the plat is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. The floodway reserve shall be owned and maintained by the property owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. A drainage plan has been developed for the plat known as Idle Banks Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the County Engineer and unobstructed to allow for the conveyance of stormwater. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated in the accompanying Minimum Building Pad Table.

Delbert I. Wilson

Elizabeth A. Wilson

Harvey E. Siemens

Bonnie J. Siemens

Brian L. Shelton

Kristen C. Shelton

Michael Scott Turner

Stephanie D. Turner

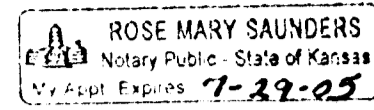
James N. Brownlee

Zelda F. Brownlee

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Delbert I. Wilson and Elizabeth A. Wilson, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



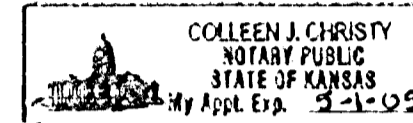
We, Mid American Credit Union, holders of a mortgage on the above described property, do hereby consent to the plat of Idle Banks Addition, Sedgwick County, Kansas.

Brad Herzet

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Brad Herzet of Mid American Credit Union.

Colleen J. Christy, Notary Public
My Appointment Expires: 5-1-05



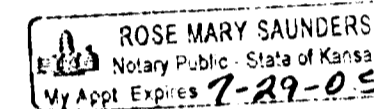
STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Harvey E. Siemens and Bonnie J. Siemens, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05

We, INTRUST Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of Idle Banks Addition, Sedgwick County, Kansas.

Mark L. Dennett, Vice President



STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Mark L. Dennett, Vice President of INTRUST Bank, N.A.

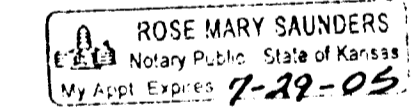
Kathy Newman, Notary Public
My Appointment Expires: 8-10-03



STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Brian L. Shelton and Kristen C. Shelton, husband and wife.

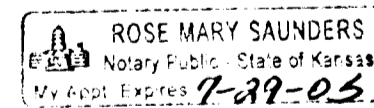
Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Michael Scott Turner and Stephanie D. Turner, husband and wife.

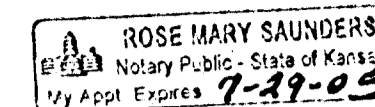
Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by James N. Brownlee and Zelda F. Brownlee, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



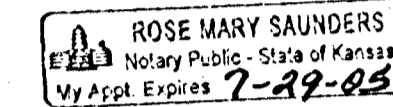
We, Delbert I. Wilson and Elizabeth A. Wilson, holders of a mortgage on the above described property, do hereby consent to the plat of Idle Banks Addition, Sedgwick County, Kansas.

Delbert I. Wilson, Elizabeth A. Wilson

STATE OF KANSAS)
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 16th day of November, 2001 by Delbert I. Wilson and Elizabeth A. Wilson, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



This plat of Idle Banks Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 8th day of November, 2001.

J. Michaelis, Chair
Marvin S. Kroot, Secretary



Reviewed in accordance with K.S.A. 58-2005 on this 5th day of December, 2001.

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

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 11th day of December, 2001.

BEN SCIORTINO, Chair

DON BRACE, County Clerk

Entered on transfer record this 11th day of December, 2001.

DON BRACE, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at 10:00 o'clock A.M. on the 11th day of December, 2001.

BILL MEEK, Register of Deeds

LINDA KIZZIRE, Deputy

FINAL PLAT
IDLE BANKS ADDITION
SEDGWICK COUNTY, KANSAS
2001



Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

Reiss and Goodness Engineers
C/O Robert Previterra
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-84 -- Final Plat of Idle Banks Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 November 2, 2001.

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, appearing to read '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



Wichita-Sedgwick County Metropolitan Area Planning Department

November 2, 2001

Reiss and Goodness Engineers
C/O Robert Previterra
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-84 -- Final Plat of Idle Banks Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 1, 2001, 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 neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **A layout denoting additional floodway reserve is needed for Lot 6 to determine buildable area. Soil testing is required.**
- B. The site is currently located within the Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **Health Department** from the water district to that effect.
- 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. **County Engineering has advised that a HEC-2 computer run is required across Lots 6 and 7, and additional floodway reserve will be needed on Lot 6 as determined by the computer run. Minimum pads will need to be determined by the computer run. The drainage easements between Lots 3 & 4, between Lots 6 and 7, and between Lots 8 & 9, Block 1, need to be changed to Floodway reserves. A Master Lot grading plan is needed.**

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- E. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along Oliver for Lot 1. **The access controls are approved.**
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. The Applicant is advised that in regard to the structure on Lot 1 within the required 35-ft building setback, that while such areas of the existing structure may be retained, no enlargement of the building in such area will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 3 and Lot 6. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved by the Subdivision Committee.**
- J. The **County Fire Department/ GIS** needs to comment on the plat's street names. **The street names are approved.**
- K. The length of the internal street is approximately 2,200 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. **County Fire Department** recommends a modification due to the proposed connection to the adjoining property to the north. **The Subdivision Committee has approved a modification.**
- L. The Applicant has provided a pipeline easement agreement which appears to indicate 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. **County Surveying** has advised that the legal description needs to be corrected. "Section 25 South" needs to be revised to "Section 25, Township 25 South". The curve needs to be noted on the right or southeast side of the chord.
- N. 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.
- O. 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.)

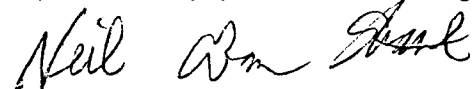
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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, November 8, 2001, at 1:00 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

STAFF REPORT

(Final Plat Approved 11/1/01; Preliminary Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-84 -- IDLE BANKS ADDITION

OWNER/APPLICANT: Delbert I. and Elizabeth A. Wilson, 8942 N. Oliver, Wichita, KS 67147; Brian L. and Kristen C. Shelton, 127 N. Colby, Valley Center, 67147; Harvey E. And Bonnie J. Siemens, 7820 SW Huntoon, Topeka, KS 66615; James and Zelda Brownlee, 1930 W. Evanston, Valley Center, KS 67204;

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: North of 85th St. North, East side of Oliver St.

SITE SIZE: 60.88 Acres

NUMBER OF LOTS

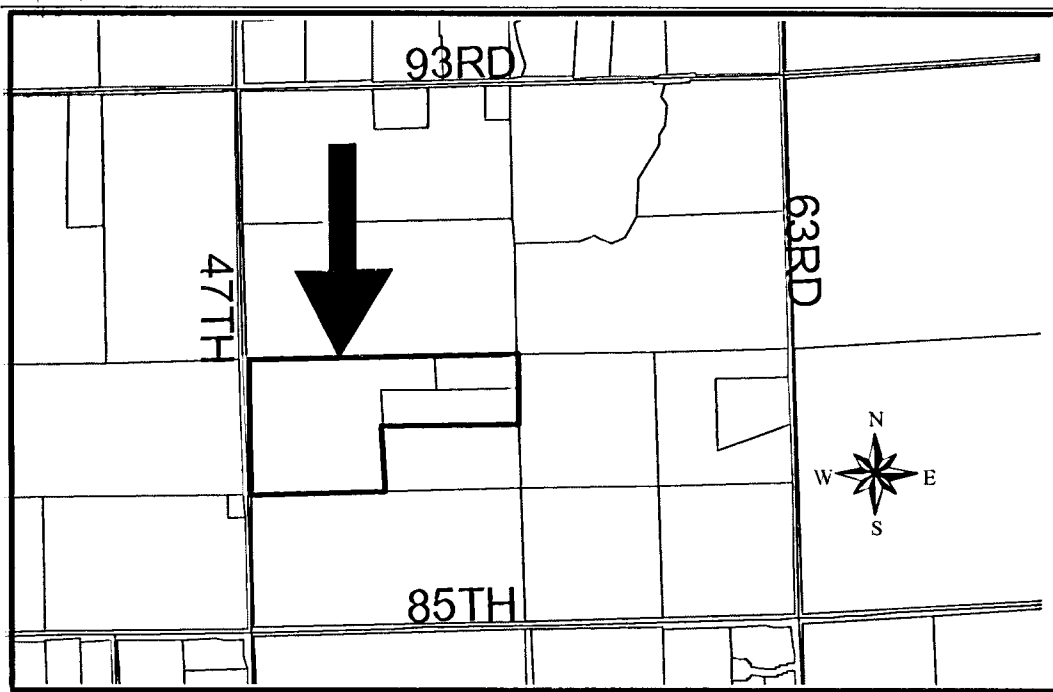
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 4.5 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. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **A layout denoting additional floodway reserve is needed for Lot 6 to determine buildable area. Soil testing is required.**
- B. The site is currently located within the Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **Health Department** from the water district to that effect.
- 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. **County Engineering has advised that a HEC-2 computer run is required across Lots 6 and 7, and additional floodway reserve will be needed on Lot 6 as determined by the computer run. Minimum pads will need to be determined by the computer run. The drainage easements between Lots 3 & 4, between Lots 6 and 7, and between Lots 8 & 9, Block 1, need to be changed to Floodway reserves. A Master Lot grading plan is needed.**
- E. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along Oliver for Lot 1. **The access controls are approved.**
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. The Applicant is advised that in regard to the structure on Lot 1 within the required 35-ft building setback, that while such areas of the existing structure may be retained, no enlargement of the building in such area will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 3 and Lot 6. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved by the Subdivision Committee.**

- J. The **County Fire Department/ GIS** needs to comment on the plat's street names. ***The street names are approved.***
- K. The length of the internal street is approximately 2,200 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. **County Fire Department** recommends a modification due to the proposed connection to the adjoining property to the north. ***The Subdivision Committee has approved a modification.***
- L. The Applicant has provided a pipeline easement agreement which appears to indicate 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. **County Surveying** has advised that the legal description needs to be corrected. "Section 25 South" needs to be revised to "Section 25, Township 25 South". The curve needs to be noted on the right or southeast side of the chord.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
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- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2001-84 -- Final Plat of IDLE BANKS ADDITION

November 8, 2001 - Page 4

- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.