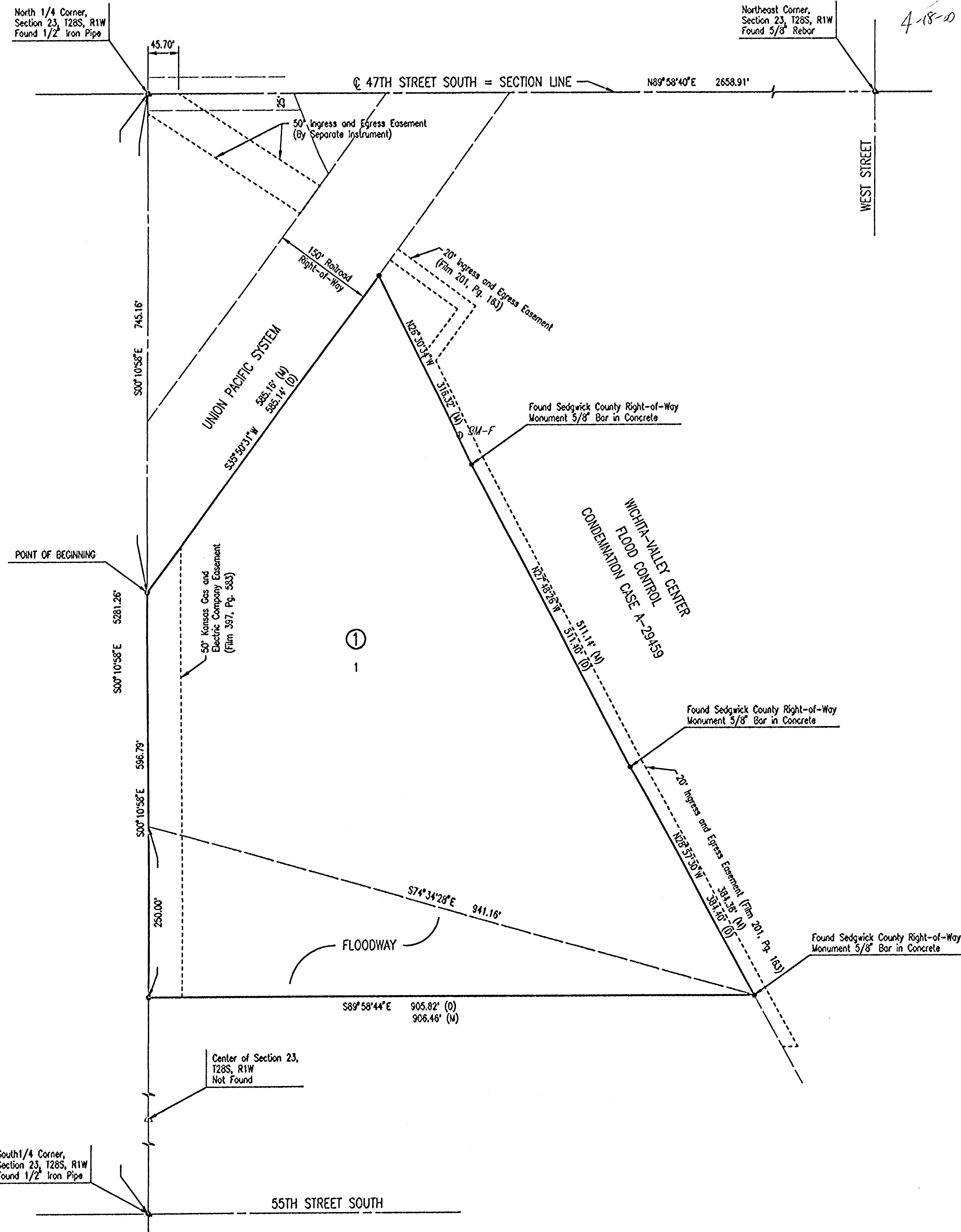


# ALFRED'S SUPERIOR TREE SERVICE ADDITION TO SEDGWICK COUNTY, KANSAS

Am Hazing  
received  
4-18-00



BMK-F Railroad spike in east face of light pole on the west right-of-way of the Big Ditch (WVFC), east of railroad tracks, SE of house, south of 47th Street South. Elev. = 1289.07 N.G.V.D.

MINIMUM FLOOR ELEVATION AND LOWEST OPENING = 1286 N.G.V.D.

SCALE: 1" = 100'

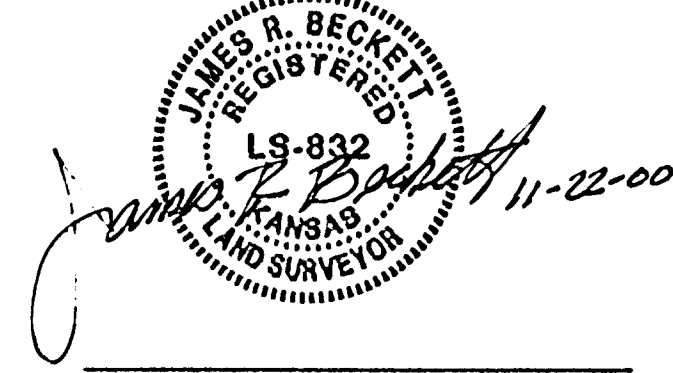
• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED  
D = DEED  
M = MEASURED

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 22nd DAY OF November, 2000, WE HAVE SURVEYED AND PLATTED ALFRED'S SUPERIOR TREE SERVICE ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT AND BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE S00°10'58"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 745.16 FEET TO THE POINT OF BEGINNING; THENCE S00°10'58"E A DISTANCE OF 596.79 FEET; THENCE S89°58'44"E A DISTANCE OF 906.46 FEET TO THE WEST RIGHT OF WAY LINE OF THE WICHITA-VALLEY CENTER FLOOD CONTROL, CONDEMNATION CASE A-29459; THENCE N28°57'30"W ALONG THE WEST RIGHT OF WAY OF SAID WICHITA-VALLEY CENTER FLOOD CONTROL, A DISTANCE OF 384.36 FEET; THENCE N27°48'26"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 511.14 FEET; THENCE N26°30'34"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 316.32 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD SYSTEM; THENCE S33°50'31"W ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 585.14 FEET TO THE POINT OF BEGINNING.



JAMES R. BECKETT, R.L.S. NO. 832  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK, THE SAME TO BE KNOWN AS ALFRED'S SUPERIOR TREE SERVICE ADDITION, TO SEDGWICK COUNTY, KANSAS.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. PROVIDED FURTHER THAT NO STRUCTURE SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, 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 APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF PROTECTIVE OVERLAY #57.

OWNERS:

Charles A. Edwardson  
CHARLES A. EDWARDSOON

Bonnie L. Edwardson  
BONNIE L. EDWARDSOON

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

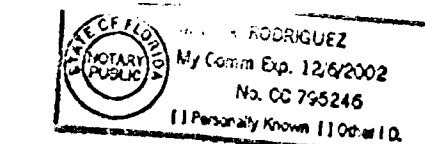
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF November, 2000, BY CHARLES A. EDWARDSOON AND BONNIE L. EDWARDSOON, HUSBAND AND WIFE.

GARY L. WILEY  
GARY L. WILEY, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 1/15/01



WE, CHASE MANHATTAN MORTGAGE CORPORATION, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF ALFRED'S SUPERIOR TREE SERVICE ADDITION TO SEDGWICK COUNTY, KANSAS.

BY: Tamara M. Aziz, Assistant Vice President  
STATE OF FLORIDA } SS  
COUNTY OF HILLSBOROUGH }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF January, 2001, BY Tamara M. Aziz, Assistant Vice President of CHASE MANHATTAN MORTGAGE CORPORATION.  
MAYRA RODRIGUEZ, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 12/6/2002



THIS PLAT OF ALFRED'S SUPERIOR TREE SERVICE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

JERRY MICHAELIS, ACTING CHAIR

MARVIN S. KROUT, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

TRICIA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, AT THE DIRECTION OF THE CITY COUNCIL.

CHRIS CHERCHES, CITY MANAGER

PAT BURNETT, CITY CLERK

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

CAROLYN MCGINN, CHAIRMAN

DON BRACE, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY



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

October 19, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-83 -- One-Step Final Plat of ALFRED'S SUPERIOR TREE SERVICE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 19, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 13, 2000.

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

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 13, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-83 -- One-Step Final Plat of ALFRED'S SUPERIOR TREE SERVICE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 12, 2000, 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. No additional testing is required.
- B. City Engineering should comment on the need for future petitions for municipal water and sanitary sewer. A petition for future City water service is required.
- 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. A Floodway Reserve is required along the southern portion of the plat to cover drainage. The ponding area on the south side of 47<sup>th</sup> St. South and west of the Bog Ditch has an elevation of 1278.3 MSL. This is identified as Ponding Area K of the Wichita-Valley Center Flood Control Project. The current flood study has a Base Flood Elevation (BFE) south of the plat and east of the Union Pacific railroad of 1283 MSL. Therefore the minimum pad elevation for this plat shall be established at 1286 MSL.
- E. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #57) and its special conditions for development on this property.

- F. The applicant needs to provide an access easement from Sedgwick County connecting their site with 47<sup>th</sup> St. South.
- G. County Engineering and County Fire Department should comment on the need for paving of the access road. In accordance with the Subdivision Regulations, for urban subdivisions within three miles of the City of Wichita, the Applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. The Subdivision Committee recommended that this requirement be waived.
- H. 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.
- I. 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.)
- J. 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.
- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.

SUB 2000-83 -- One-Step Final Plat of ALFRED'S SUPERIOR TREE SERVICE ADDITION  
October 13, 2000  
Page 3

Q. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 19, 2000, at 1:30 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Charles A. Edwardson, 4631 W. 47<sup>th</sup> Street So., Wichita, KS 67215-9433  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 10/12/00)

**CASE NUMBER:** SUB 2000-83 -- ALFRED'S SUPERIOR TREE SERVICE ADDITION

**OWNER/APPLICANT:** Charles A. Edwardson, 4631 W. 47<sup>th</sup> St. South, Wichita, KS 67215-9433

**SURVEYOR/ENGINEER:** PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** West of West Street, South of 47<sup>th</sup> Street South

**SITE SIZE:** 13.4 Acres

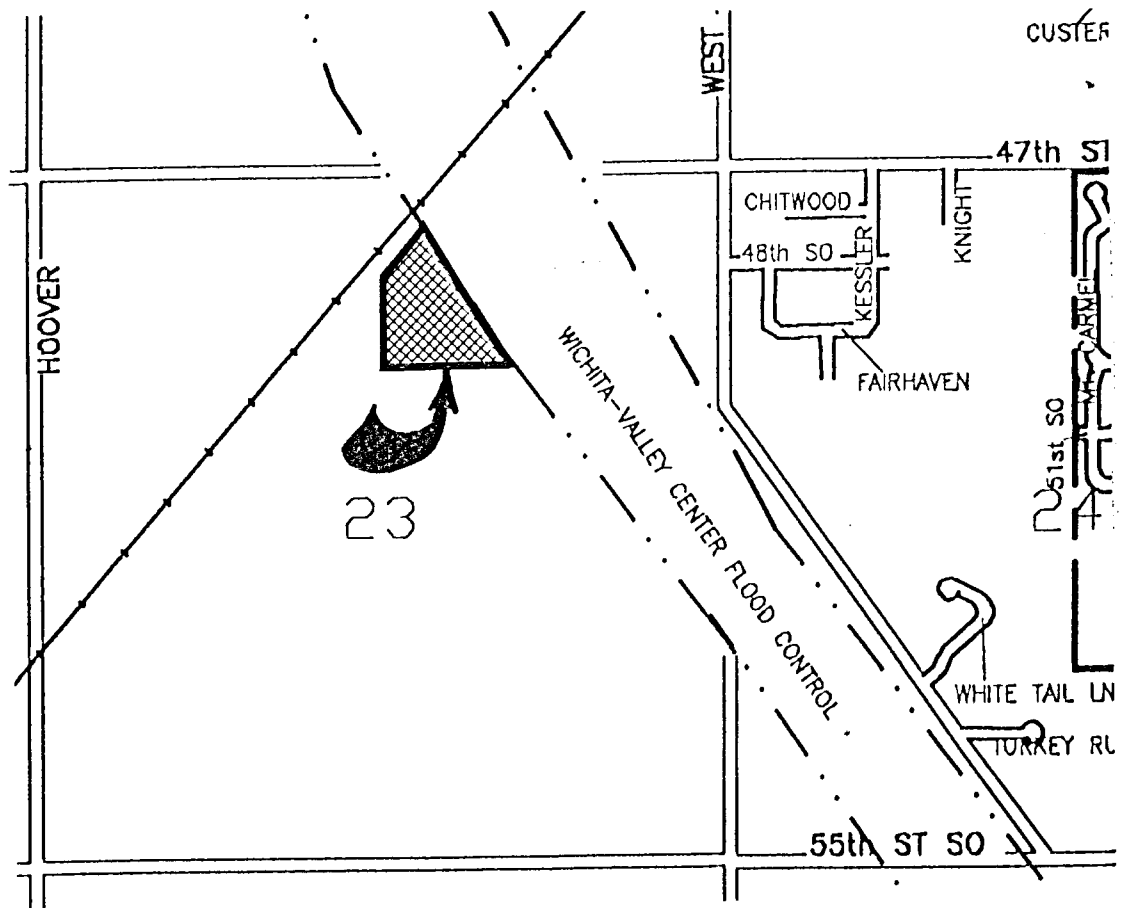
**NUMBER OF LOTS**

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  |   |
| Industrial:  | 1 |
| Total:       | 1 |

**MINIMUM LOT AREA:** 13.4 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GO, General Office; Limited Industrial

**VICINITY MAP**



**Note:** This site is located in the County within three miles of Wichita's City limits. The site was approved for a zone change (SCZ-0792) from SF-20, Single-Family Residential to GO, General Office for the northern portion of the site and LI, Limited Industrial for the remaining portion subject to platting. The site is also subject to a Protective Overlay (P-O #57) addressing permitted uses and outdoor storage.

**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. **No additional testing is required.**
- B. **City Engineering** should comment on the need for future petitions for municipal water and sanitary sewer. **A petition for future City water service is required.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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**SUB 2000-83 -- One-Step Final Plat of ALFRED'S SUPERIOR TREE SERVICE ADDITION**  
**October 19, 2000 - Page 3**

- J. 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.
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