

B.M. - CITY OF WICHITA BRASS DISC AT THE SOUTHWEST CORNER OF 135TH STREET WEST AND 21ST STREET NORTH. ELEV. = 1356.59 N.G.V.O.

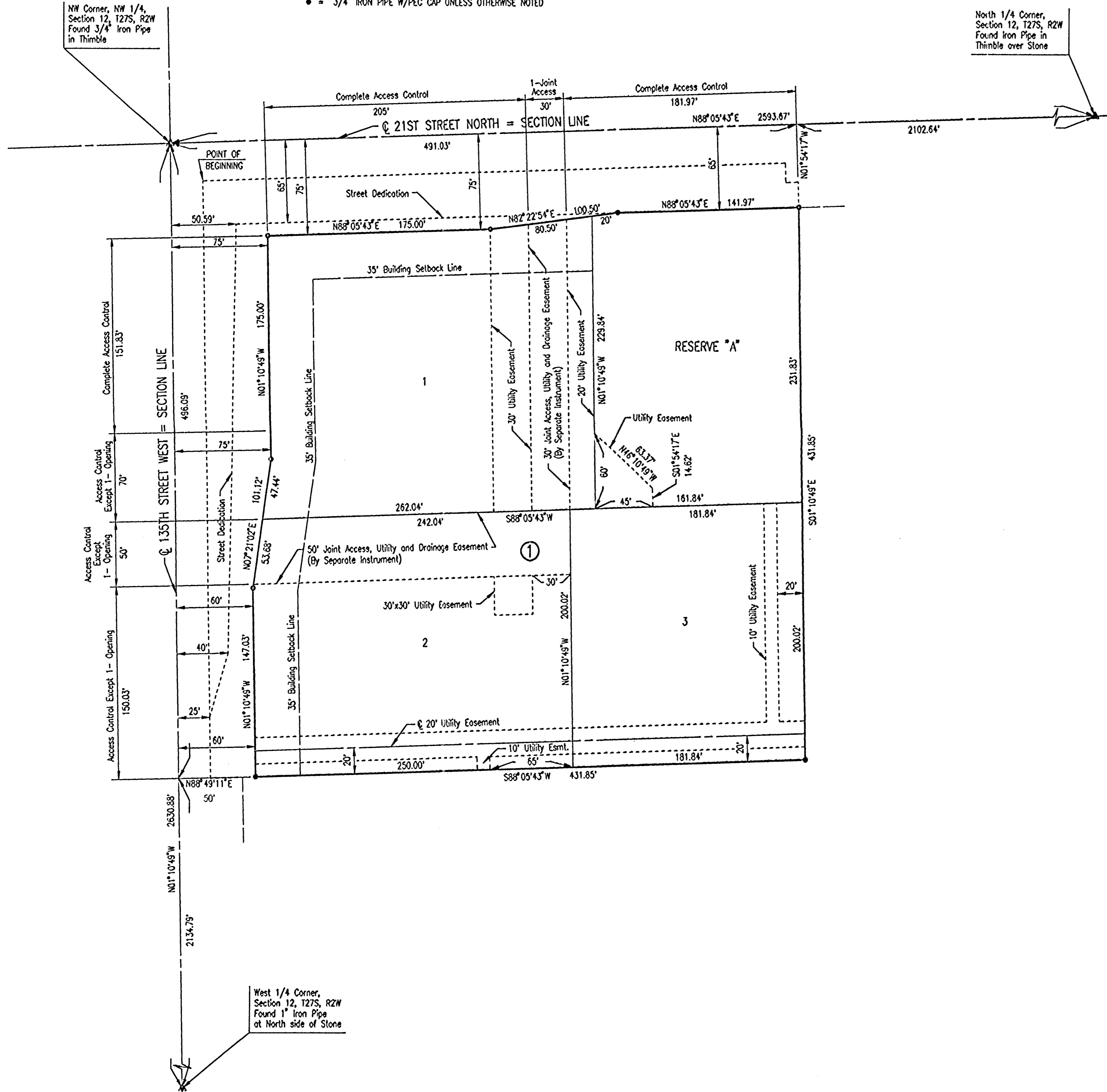
# NW MAIN PUMP STATION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*final tracing  
revised 8-3-01*

SCALE : 1" = 50'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

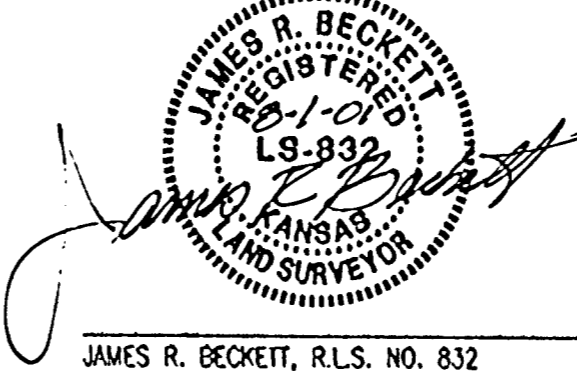


STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT OF THIS 1st DAY OF August, 2001, WE HAVE SURVEYED AND PLATTED NW MAIN PUMP STATION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCK AND STREET, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., DESCRIBED AS BEGINNING 30 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE EAST 457.1 FEET; THENCE SOUTH 15 FEET; THENCE EAST 9.75 FEET; THENCE SOUTH 451.85 FEET; THENCE WEST 466.85 FEET; THENCE NORTH 466.85 FEET TO THE BEGINNING. EXCEPT:

A TRACT OF LAND DESCRIBED AS BEGINNING ON THE WEST LINE, 450 FEET SOUTH OF THE NW CORNER OF THE NW 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 WEST; THENCE NORTH ALONG THE WEST LINE OF THE NW 1/4 A DISTANCE OF 450 FEET TO THE NW CORNER OF THE NW 1/4; THENCE EAST ALONG THE NORTH LINE OF THE NW 1/4 A DISTANCE OF 482.10 FEET; THENCE SOUTH 45 FEET; THENCE EAST 9.75 FEET; THENCE SOUTH 20 FEET TO A POINT 491.85 FEET EAST AND 65 FEET SOUTH OF THE NW CORNER OF THE NW 1/4; THENCE WEST PARALLEL TO THE NORTH LINE OF THE NW 1/4, TO A POINT 65 FEET SOUTH AND 50.59 FEET EAST OF THE NW CORNER OF THE NW 1/4 OF SECTION 12; THENCE SOUTHERLY TO A POINT 400 FEET SOUTH AND 40 FEET EAST OF THE NW CORNER OF THE NW 1/4; THENCE SOUTHERLY TO A POINT 450 FEET SOUTH AND 25 FEET EAST OF THE NW CORNER OF THE NW 1/4 OF SECTION 12; THENCE WEST 25 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 LOTS, BLOCK AND STREET, THE SAME TO BE KNOWN AS NW MAIN PUMP STATION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 135TH STREET WEST AND 21ST STREET NORTH OVER AND ACROSS THE WEST LINE AND THE NORTH LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 135TH STREET WEST AT THREE LOCATIONS AS SHOWN AND BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, SIGNAGE AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN NW MAIN PUMP STATION.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U. NO. 2000-00040 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

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 STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION

AT THE DIRECTION OF THE CITY COUNCIL

CHRIS CHERCHES, CITY MANAGER

PAT BURNETT, CITY CLERK

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BY CHRIS CHERCHES, CITY MANAGER, AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

THIS PLAT OF NW MAIN PUMP STATION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, ACTING CHAIRMAN

\_\_\_\_\_, 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

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

\_\_\_\_\_, COUNTY CLERK

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

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

C:\1995\1995Z\004\Main PS\dwg\final.plt 08-01-2001 10:34:14 am



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

May 10, 2001

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67211

RE: SUB 2001-13 -- One-Step Final Plat of NW Main Pump Station Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 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 April 27, 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 that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch



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

April 27, 2001

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67211

RE: SUB 2000-13 -- One-Step Final Plat of NW Main Pump Station Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 2001, 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. *A petition for extension of City water and sanitary services is required.*
- 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 for drainage improvements is required.*
- D. In accordance with the Conditional Use site plan, the plat proposes a joint access along 21<sup>st</sup> St. North. The Protective Overlay permitted one opening along 135<sup>th</sup> St. West if Lot 2 was to be zoned LC, and three openings along 135<sup>th</sup> St. West if Lot 2 was intended for a government service use. As the plat proposes three openings, Lot 2 will remain zoned SF-6 and allow for government services.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The access easements platted for the benefit of Lot 3 needs to be established by separate instrument.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a

covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- H. 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.
- I. County Engineering needs to comment on improvements to perimeter streets. The Subdivision Regulations require paved access between the nearest paved segment and the entrance to the plat. *The Applicant shall submit a guarantee for the paving of 135<sup>th</sup> St. West to the south line of the plat.*
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #80) and its special conditions for development on this property.
- 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 platting 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 316-729-0102) 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 10, 2001. The meeting will begin at 12:00; Subdivision cases will be heard no earlier than 12:45 p.m.

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: Dave Warren, City of Wichita Water Department, 455 N. Main Street - 8<sup>th</sup> Floor,  
Wichita, KS 67202  
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 4/26/01; Deferred 3/1/01)

**CASE NUMBER:** SUB 2001-13 -- NW MAIN PUMP STATION ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: David Warren, Water and Sewer Department, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** SE corner of 135<sup>th</sup> St. West and 21<sup>st</sup> St. North

**SITE SIZE:** 4.15 Ares

**NUMBER OF LOTS**

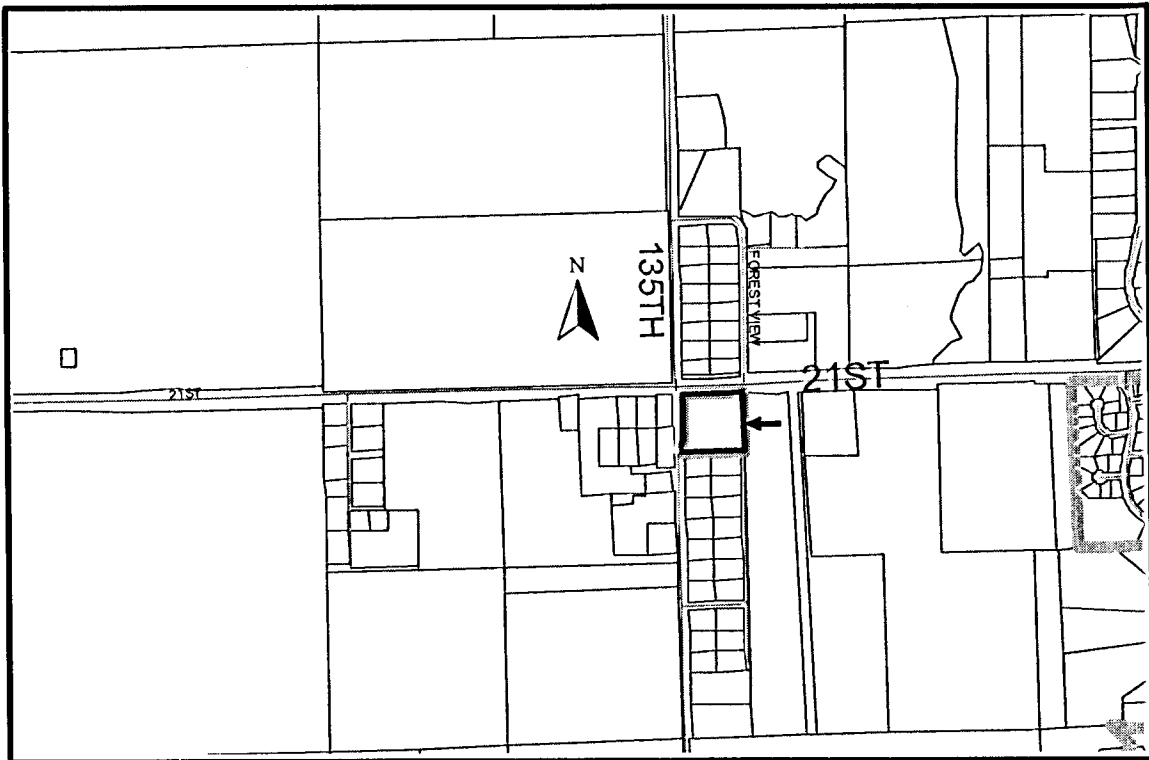
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 36,000 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** SF-6, Single-Family Residential (Lots 2 and 3); LC, Limited Commercial (Lot1)

**VICINITY MAP**



**Note:** This site was annexed by the City of Wichita in 2000. Lots 1 and 2 were approved for a zone change (ZON 2000-46) from SF-6, Single-Family Residential to LC, Limited Commercial subject to platting. The entire site was approved as a Conditional Use for a wastewater pump station, government service and commercial uses. The site is also subject to a Protective Overlay District (P-O #80) addressing architectural controls, building coverage, signage, and lighting.

**STAFF COMMENTS:**

- A. *A petition for extension of City water and sanitary services is required.*
- 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 for drainage improvements is required.*
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**SUB 2001-13 -- One-Step Final Plat of NW MAIN PUMP STATION ADDITION**  
**May 10, 2001 - Page 3**

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