

find tracing
received 5-9-00

FINAL PLAT OF
"SOUTH HEDGEWOOD ESTATES"
SEDGWICK COUNTY, KANSAS
IN THE NE 1/4 OF SECTION 22, T29S, R1W OF THE 6TH P.M.

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 "SOUTH HEDGEWOOD ESTATES", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The East 890 feet of the South 30 acres of the East Half of the Northeast Quarter of Section 22, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the North 70 feet of the South 378.95 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958 Date

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 Lots, Blocks, and a Street to be known as "SOUTH HEDGEWOOD ESTATES", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The Floodway Reserve shall be the responsibility of the owner of Lot 1, Block 1, "SOUTH HEDGEWOOD ESTATES", 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 this plat 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. All abutters' rights of access to or from Hoover Road, over and across the East lines of all Lots within this Addition are hereby granted to the appropriate governing body, provided however that each Lot shall have access to Hoover Road at one location per Lot, EXCEPT that there shall be no access to Hoover Road from Lot 2, Block 1, over and across the South 100 feet thereof, AND EXCEPT that there shall be no access to Hoover Road from Lot 1, Block 2, over and across the North 100 feet thereof.

Albert W. Vanderhoff Bette A. Vanderhoff

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2000, by Albert W. Vanderhoff and Bette A. Vanderhoff.

_____, Notary Public

My Commission Expires: _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

Tricia L. Robello, LS#1248
Deputy County Surveyor
Sedgwick County, Kansas

This plat of "SOUTH HEDGEWOOD ESTATES", Sedgwick County, Kansas, 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

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2000.

COUNTY COMMISSIONERS

_____, Chairman
Thomas G. Winters

Attest: _____, County Clerk
James Alford

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

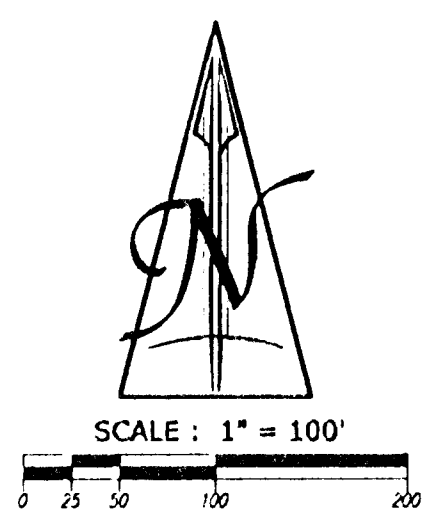
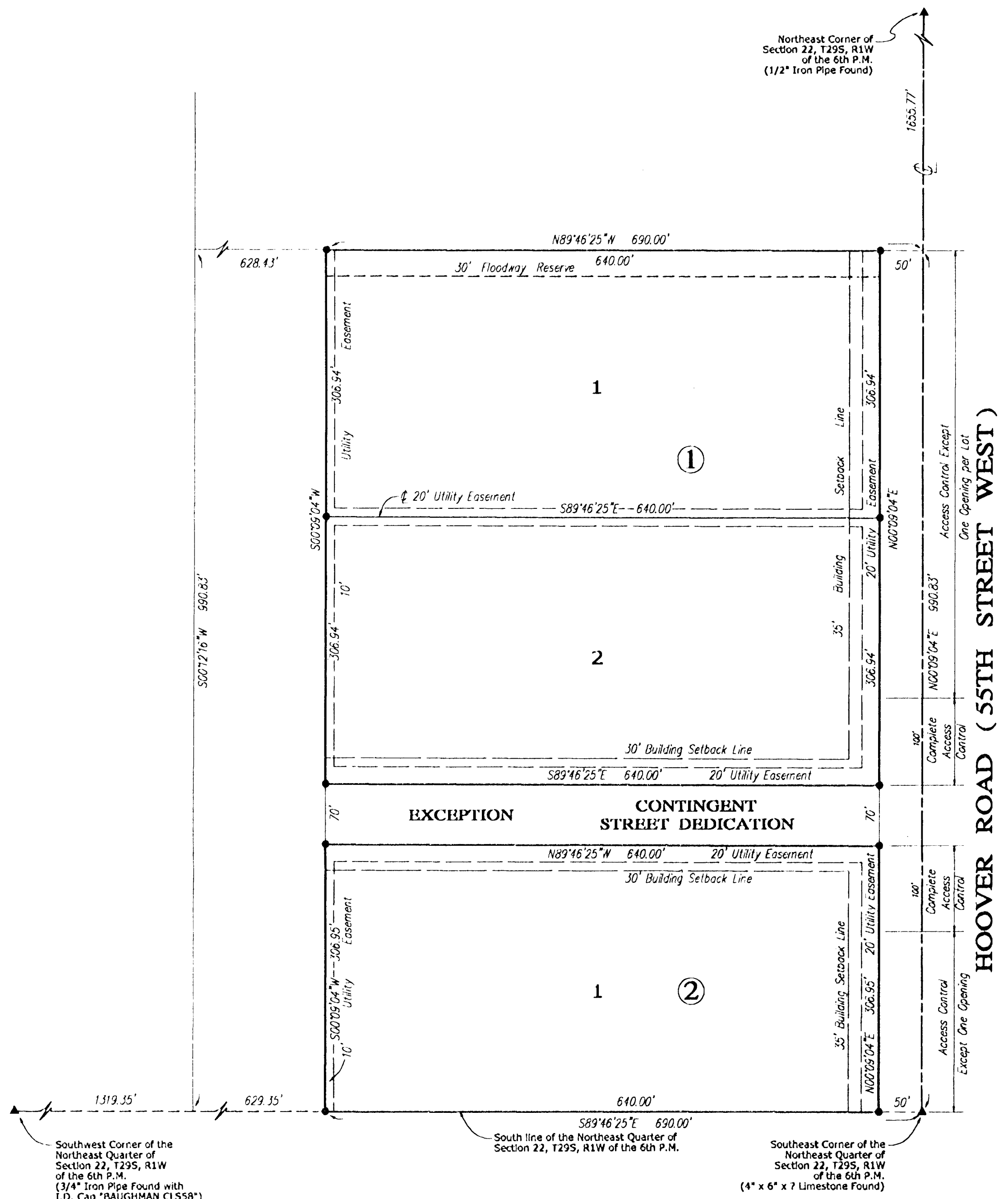
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 2000.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH
LAND SURVEYING, INC.

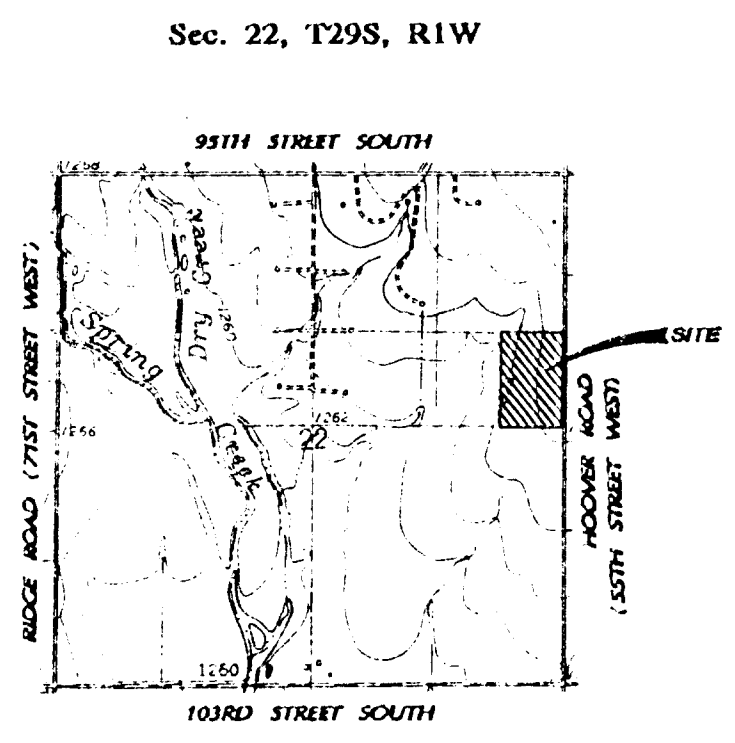
239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736



LEGEND
▲ = Section Corner Found as noted
● = #4 Rebar Set with I.D. Cap "TTLST CLS22"
Bearing Basis Assumed
File #990332

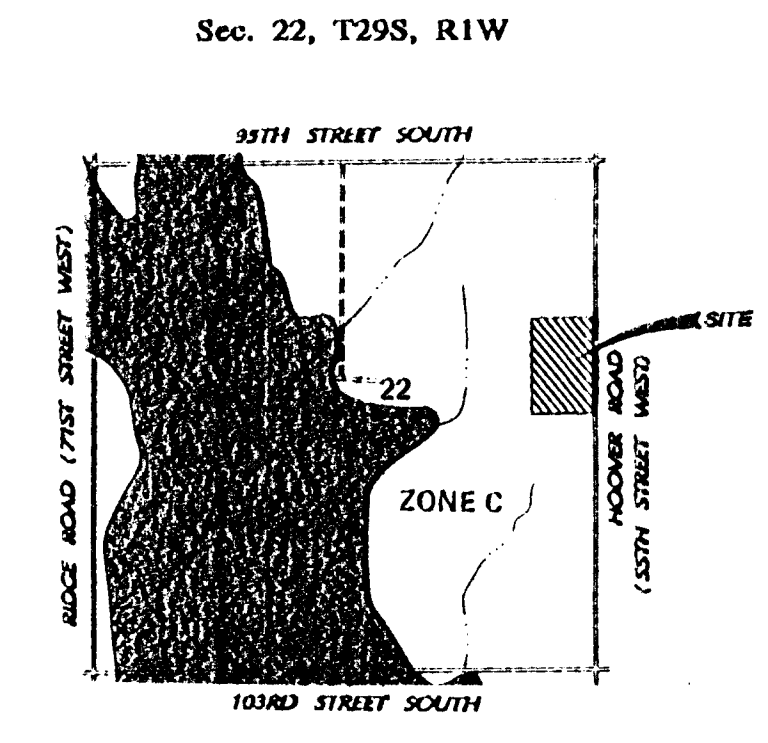
BENCH MARK:
Bent 60d in brace post, Southeast of the intersection of 103rd St. S. and Hoover, 65' East and 40' South of the Southeast Corner of Section 22, T29S, R1W of the 6th P.M.
Elevation: 1263.35 NAVD29

VICINITY MAP



SCALE: 1" = 2,000'
BAYNEVILLE QUADRANGLE
7.5 Minute Series

FLOOD ZONE MAP



FLOOD ZONE:
Subject property is in Zone C, as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0275 A, effective June 3, 1986.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 27, 2000

Michele Goodrich
Terra Tech Land Surveying
239 N. Ohio
Wichita, KS 67214

RE: SUB 2000-26 -- One-Step Final Plat of SOUTH HEDGWOOD ESTATES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 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 April 21, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2000

Michele Goodrich
Terra Tech Land Surveying
239 N. Ohio
Wichita, KS 67214

RE: SUB 2000-26 -- One-Step Final Plat of SOUTH HEDGWOOD ESTATES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. Standard soil testing is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. A drainage plan is required.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The Applicant shall coordinate the removal or modification of any terraces with NRCS. A Floodway Reserve Agreement is required along the north line of Lot 1.
- D. County Engineering needs to comment on the access controls. The plat proposes one access opening per lot along Hoover. The access openings shall be located no closer than 100 feet from the Exception Area.
- E. MAPD and County Engineering request that a contingent dedication be platted for the exception area to be effective upon the platting and division of the adjoining property to the west.
- F. 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.
- G. The southerly lot shall be relabeled as Lot 1 and blocks shall be designated.

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- 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.
- 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. Also, 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.

STAFF REPORT

(One-Step Final Plat Approved 4/20/00)

CASE NUMBER: SUB 2000-26 -- SOUTH HEDGEWOOD ESTATES

OWNER/APPLICANT: Bill Vanderhoff, 6220 W. 47th St. South, Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

LOCATION: West side of Hoover, South of 95th St. South

SITE SIZE: 14.59 Acres

NUMBER OF LOTS

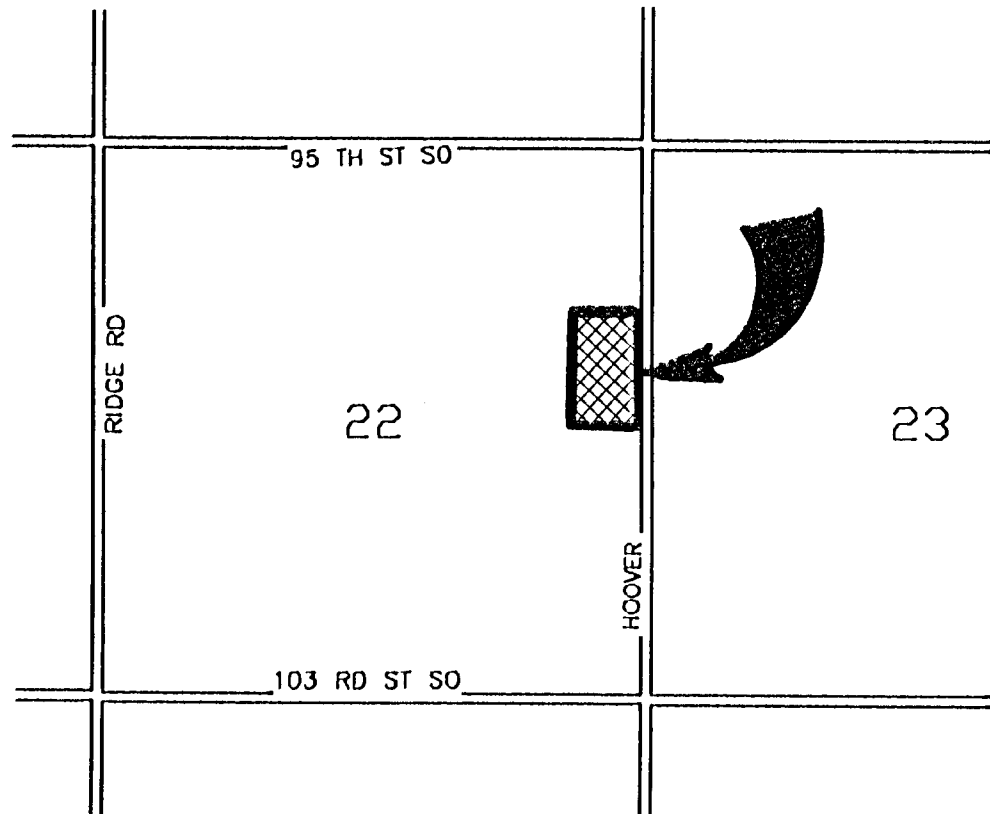
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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. **Standard soil testing is required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. **A drainage plan is required.**
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The Applicant shall coordinate the removal or modification of any terraces with NRCS. A Floodway Reserve Agreement is required along the north line of Lot 1.**
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SUB 2000-26 -- One-Step Final Plat of SOUTH HEDGEWOOD ESTATES
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- 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.
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