

NORTHEAST MAINTENANCE SUBSTATION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=50'

• = SET 3/4" IRON PIPE
UNLESS OTHERWISE NOTED

*copied from
final tracing*

B.M.: CHISELED "d" IN S.E. CORNER STEEL BASE PLATE OF
HIGH VOLTAGE POWER POLE AT 33RD STREET NORTH
AND GROVE, 25' WEST OF CENTER SEC. 34,
T26S, R1E.

ELEV.=1331.64 M.S.L.

B.M.: RAILROAD SPIKE IN NORTH FACE OF POWER POLE,
SOUTH SIDE OF 33RD STREET NORTH, 2ND POLE
WEST OF HILLSIDE AVENUE.

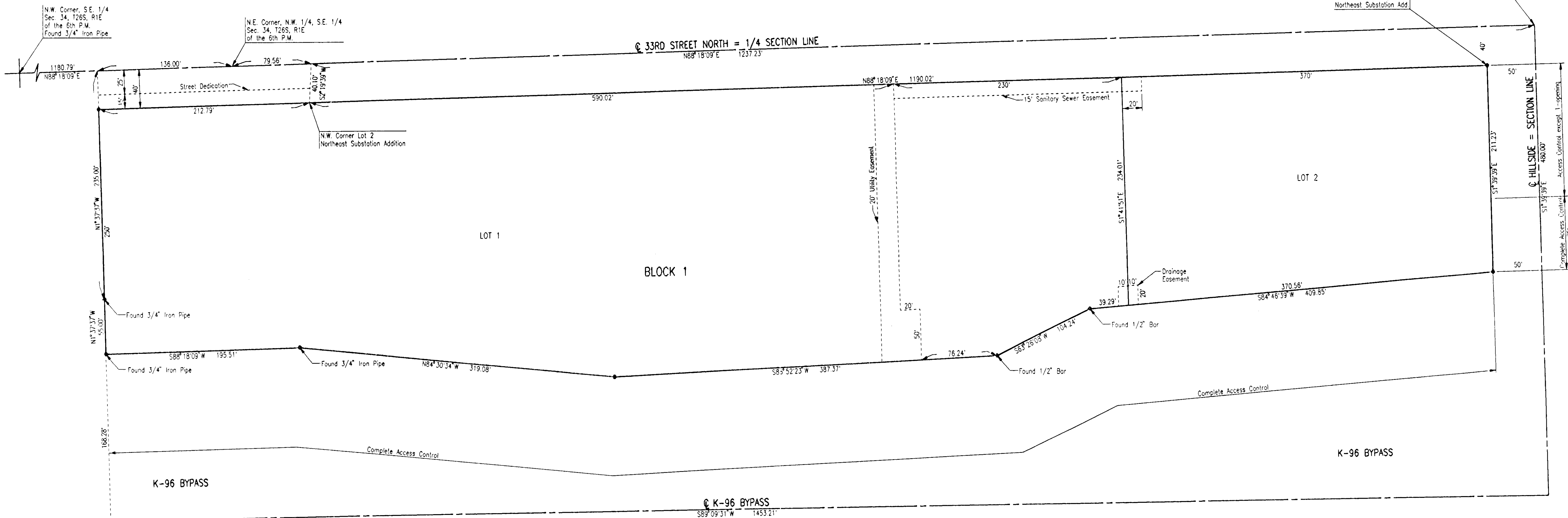
ELEV.=1347.22 M.S.L.

N.W. Corner, S.E. 1/4
Sec. 34, T26S, R1E
of the 6th P.M.
Found 3/4" Iron Pipe

N.E. Corner, N.W. 1/4, S.E. 1/4
Sec. 34, T26S, R1E
of the 6th P.M.

N.E. Corner Lot 1,
Northeast Substation Add.

N.E. Corner S.E. 1/4
Sec. 34, T26S, R1E
of the 6th P.M.
Found 5/8" Rebar in Thimble



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

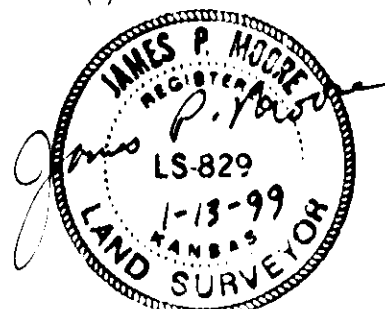
WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND
SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON
THIS 13th DAY OF January, 1999, THAT WE HAVE SURVEYED
AND PLATTED NORTHEAST MAINTENANCE SUBSTATION ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A STREET THE SAME
BEING DESCRIBED AS:

ALL THAT PART OF NORTHEAST SUBSTATION ADDITION, WICHITA, SEDGWICK
COUNTY, KANSAS, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF K-96
BYPASS; TOGETHER WITH, THAT PART OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF
6TH P.M. LYING NORTHWESTERLY OF SAID NORTHEAST SUBSTATION ADDITION
AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF K-96 BYPASS; TOGETHER WITH,
THE NORTH 290 FEET OF THE EAST 136 FEET OF THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 1 EAST
OF THE 6TH P.M.

MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF
LOT 1, NORTHEAST SUBSTATION ADDITION, WICHITA, SEDGWICK COUNTY,
KANSAS; THENCE S1°39'39"E ALONG THE EAST LINE OF SAID LOT 1, A
DISTANCE OF 211.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF K-96 BYPASS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND
DISTANCES: S84°46'39"W A DISTANCE OF 409.85 FEET; THENCE S63°26'08"W A
DISTANCE OF 104.24 FEET; THENCE S88°52'23"W A DISTANCE OF 387.37 FEET;
THENCE N84°30'34"W A DISTANCE OF 319.08 FEET; THENCE S88°18'09"W A
DISTANCE OF 195.51 FEET TO THE SOUTHWEST CORNER OF THE NORTH 290 FEET
OF THE EAST 136 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 34; THENCE N1°37'37"W ALONG THE WEST LINE OF SAID TRACT,
A DISTANCE OF 290.00 FEET TO THE NORTH LINE OF SAID S.E. 1/4; THENCE
N88°18'09"E ALONG SAID NORTH LINE, A DISTANCE OF 215.56 FEET; THENCE
S2°19'39"W A DISTANCE OF 40.10 FEET TO THE NORTHWEST CORNER OF LOT 2
OF SAID ADDITION; THENCE N88°18'09"E ALONG THE NORTH LINE OF LOTS 1 AND
2 OF SAID ADDITION, A DISTANCE OF 1190.02 FEET TO THE POINT OF
BEGINNING.

ALL THOSE PORTIONS OF NORTHEAST SUBSTATION ADDITION, WICHITA,
SEDGWICK COUNTY, KANSAS WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE
HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF WICHITA, A
MUNICIPAL CORPORATION, OWNER OF THE LAND AS ABOVE SET FORTH IN THE
SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND
PLATTED INTO LOTS, A BLOCK, AND A STREET, THE SAME TO BE KNOWN AS
NORTHEAST MAINTENANCE SUBSTATION ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS.

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

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM K-96 BYPASS ALONG THE SOUTH
LINE OF BLOCK 1, AND HILLSIDE OVER AND ACROSS THE EAST LINE OF LOT 2,
BLOCK 1, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA,
PROVIDED HOWEVER THAT LOT 2, BLOCK 1 SHALL HAVE ACCESS TO HILLSIDE AT
1 (ONE) LOCATION, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER
OF WICHITA, KANSAS.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____,
1999, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
BOB KNIGHT, MAYOR; AND PAT BURNETT, CITY CLERK, OF THE CITY OF
WICHITA, A MUNICIPAL CORPORATION, TO ME PERSONALLY KNOWN TO BE THE
SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND
DULY ACKNOWLEDGED THE EXECUTION OF SAME, FOR AND ON BEHALF OF AND AS
THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, IN TESTIMONY
THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED
THIS _____ DAY OF _____, 1998.

WILLIAM M. JOHNSON, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1999.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

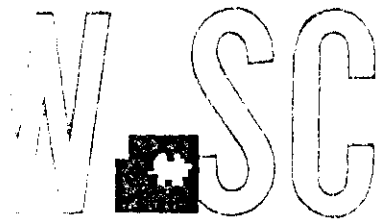
JAMES ALFORD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1999.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

October 15, 1998

Professional Engineering Consultants
303 S. Topeka
Wichita, KS 67202

RE: S/D- 98-93 - Final Plat of NORTHEAST MAINTENANCE SUBSTATION ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1998, 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 9, 1998.

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 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 and residential developments.

4. Submission of a disk to the Planning Department detailing this plat. This

Please call if you have any questions.

Sincerely,

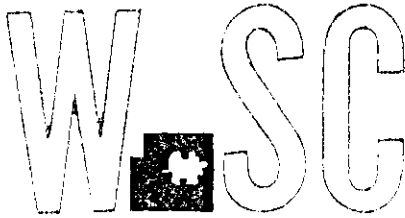
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

cc: City of Wichita, Attn: Dan Grohn, 455 N. Main - 8th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



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October 9, 1998

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303 S. Topeka
Wichita, KS 67202

RE: S/D- 98-93 - Final Plat of NORTHEAST MAINTENANCE SUBSTATION ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *A guarantee needs to be provided for sanitary sewer extension to Lot 2.*
- 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. *A cross-lot drainage agreement needs to be established by separate instrument.*
- D. Traffic Engineering needs to comment on the platted access controls. The plat denotes one access opening along Hillside. Access controls dedicated along K-96 need to be referenced on the final tracing.
- E. Since drainage occurs onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- F. The dedication of right-of-way for 33rd St. North needs to be referenced in the plat's text.

- G. 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.
- H. Traffic Engineering needs to comment on the need for improvements to Hillside.
- 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.

S/D-9893 - Final Plat of N THEAST MAINTENANCE SUBST. ON
October 9, 1998
Page 3

- 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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 22, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

cc: City of Wichita, Attn: Dan Grohn, 455 N. Main - 8th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 3-6
October 15, 1998

October 15, 1998

STAFF REPORT
(One-Step Final Plat)

(One-Step Final Plat)

CASE NUMBER: S/D 98-93 - NORTHEAST MAINTENANCE SUBSTATION
ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Dan Grohn, 455 N. Main,
8th Floor, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 33rd St. North and Hillside

SITE SIZE: 8.35 acres

NUMBER OF LOTS

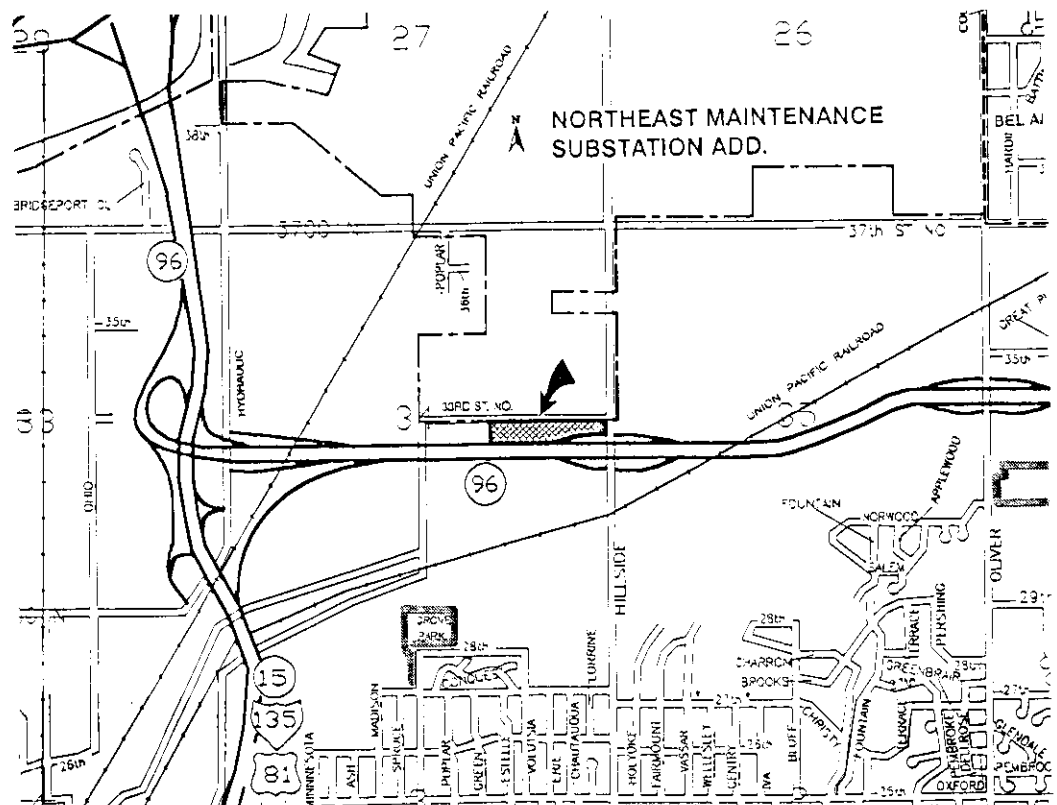
Residential:
Office:
Commercial:
Industrial: 2
Total: 2

MINIMUM LOT AREA: 1.89 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the Northeast Substation Addition in addition to unplatted land to the west.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *A guarantee needs to be provided for sanitary sewer extension to Lot 2.*
- B. 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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8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

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