

And facing
A-2794

☪ LITTLE ARKANSAS RIVER

Little Arkansas River
Permanent Drainage Easement
(Misc. Bk. 613, Page 84)

FLOODWAY RESERVE

LOT 1

BENCH MARK:

Chiseled Square on top of
curb at the northwest corner
of 1321 W. 34th Street;
2.2' Northeast of light pole

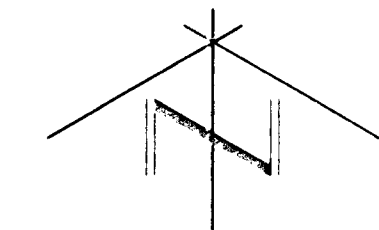
Elevation: 130.48 City Datum
1317.88 MSL

FLOOD ZONE:

Subject property is in Zone B
and in Zone A1, as shown of
Federal Emergency Management
Agency (FEMA) Flood Insurance
Rate Map (FIRM) for Wichita,
Kansas, Community Panel
Number 200328 0010 B, effective
May 15, 1986.

OTHER NOTES:

All of subject property lays
within the Sewer Easement
described in Misc. Bk. 616,
Page 502.



LEGEND:

(D) = Described

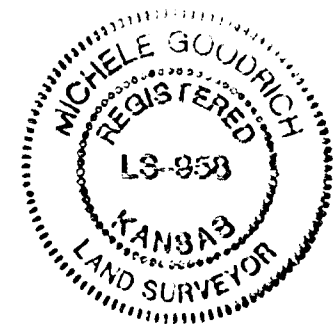
(M) = Measured

● = #4 Rebar, Found
with I.D. Cap "TTLST CLS22"

○ = #4 Rebar, Set
with I.D. Cap "TTLST CLS22"

Bearing Basis Assumed

Date of Preparation: April 16, 1999



FINAL PLAT OF "McFARREN-BUSTOS ADDITION"

WICHITA, SEDGWICK COUNTY, KANSAS

IN THE NE 1/4 OF SECTION 31, T26S, R1E 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 "McFARREN-BUSTOS ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract in the Northeast Quarter of Section 31, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as: Beginning 120 feet North and 397.3 feet East of a stone at the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence East parallel to the South line of said Quarter Section 87.7 feet; thence North to the Center of the Little Arkansas River; thence Westerly following the meanderings of said river to a point due North of beginning; thence South to the place of beginning.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #938 Date

Know all men by these presents that Francisco Bustos and Susan McFarren, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street, to be known as "McFARREN-BUSTOS ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from 34th Street North, over and across the South line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 34th Street North at one location. The Floodway Reserve shall be the responsibility of the owner(s) of Lot 1, "McFARREN-BUSTOS ADDITION" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. 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 applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. No building 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 permission of the appropriate governing body.

Francisco Bustos Susan McFarren

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999,
by Susan McFarren.

_____, Notary Public

My Commission Expires: _____

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999,
by Francisco Bustos.

_____, Notary Public

My Commission Expires: _____

Fidelity Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "McFARREN-BUSTOS ADDITION", Wichita, Sedgwick County, Kansas.

FIDELITY BANK

State of Kansas)
Sedgwick County) ss
The foregoing instrument was acknowledged before me this _____ day of _____, 1999 by _____ of Fidelity Bank, on behalf of the bank.

_____, Notary Public

My Commission Expires: _____

This plat of "McFARREN-BUSTOS ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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 _____, 1999.

_____, Register of Deeds

Bill Meek

_____, Deputy

Linda Kizzire

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk

James Alford

TERRA TECH
LAND SURVEYING INC.

259 North Ohio
Wichita, Kansas 67214-3933
(316) 267-2144 / 267-2148
fax (316) 267-2736

Point of Beginning
(420' North and 517.3' East
of Southwest Corner of
the SE 1/4 of the NE 1/4 of
Sec. 31, T26N, R1E)

25' Setback Line

N80°00'00"E 87.67'(M) 87.17'(D)

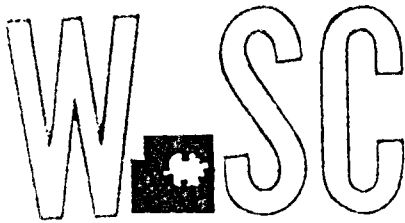
10' Street Dedication

N80°00'00"E 87.67'(M)

34TH STREET NORTH
(Deed Book 410, Page 85)

Access Control Except for One Opening

WICHITA — 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 15, 1999

Terra Tech Land Surveying, Inc
239 Ohio Street
Wichita, KS 67214-3933

RE: S/D 99-23 -- Final Plat of BUSTOS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1999, 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 9, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

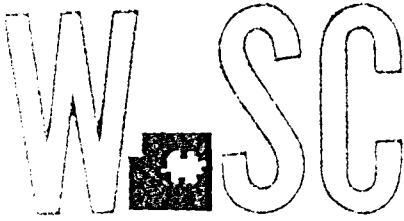
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Frank Bustos, 1865 Heiserman, Wichita, KS 67203
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — 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 9, 1999

Terra Tech Land Surveying, Inc
239 Ohio Street
Wichita, KS 67214-3933

RE: S/D 99-23 -- Final Plat of McFARREN-BUSTOS ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees or easements are required. No guarantees are 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 and the need for a floodway reserve. The drainage plan is approved. A Floodway reserve should be platted.
- D. The plat has dedicated access control except for one opening along 34th Street North. The plat's text shall note that the access controls are being dedicated to the City of Wichita.
- E. The final plat tracing shall reference a tie point to a section corner.
- F. 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.
- G. The lot exceeds the maximum lot width to lot depth ratio of 2.5 to 1, and a modification will need to be approved.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.



- I. The plat's text shall include the standard floodway language.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.
- S. **City Fire requires the submission of a restrictive covenant limiting construction of a dwelling to be within 150 feet from the front property line; unless an approved driveway is constructed.**

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.

S/D 99-23 - One-step Final Plat of MCFARREN-BUSTOS ADDITION

April 9, 1999

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 15, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Frank Bustos, 1865 Heiserman, Wichita, KS 67203
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 4/8/99)

CASE NUMBER: S/D 99-23 - MCFARREN-BUSTOS ADDITION

OWNER/APPLICANT: Frank Bustos, Susan McFarren, 1865 Heiserman, Wichita, KS 67203

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

LOCATION: North side of 34th St. North, East of Amidon

SITE SIZE: .56 acres

NUMBER OF LOTS

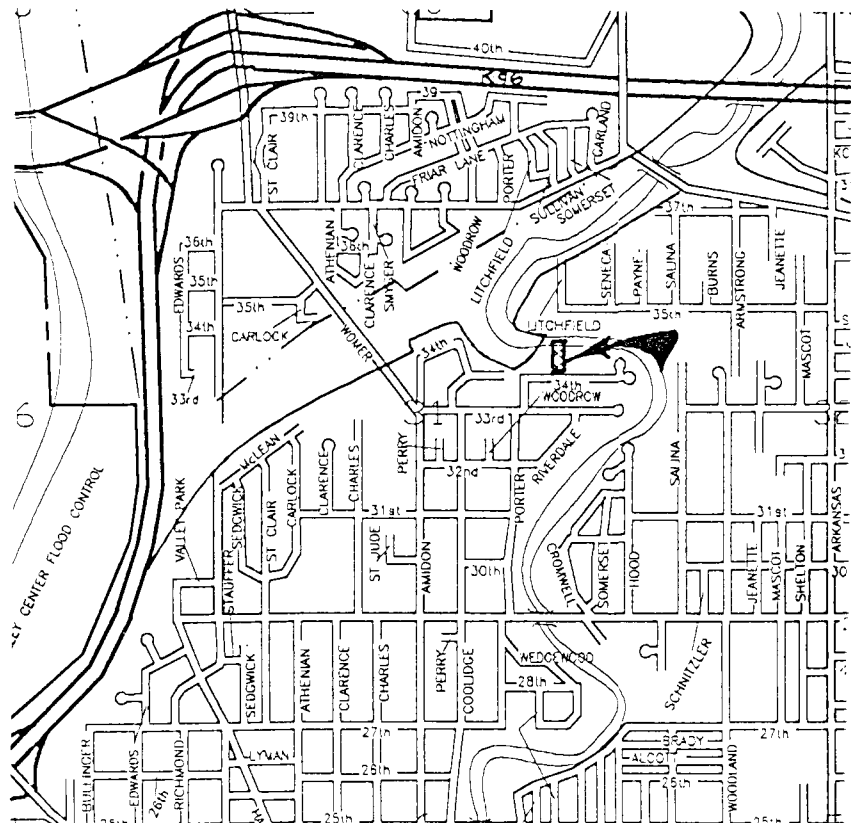
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: .56 acres

CURRENT ZONING: OSF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. **City Engineering** needs to verify if any guarantees or easements are required. **No guarantees are 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 and the need for a floodway reserve. **The drainage plan is approved. A Floodway reserve should be platted.**
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- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The plat's text shall include the standard floodway language.
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