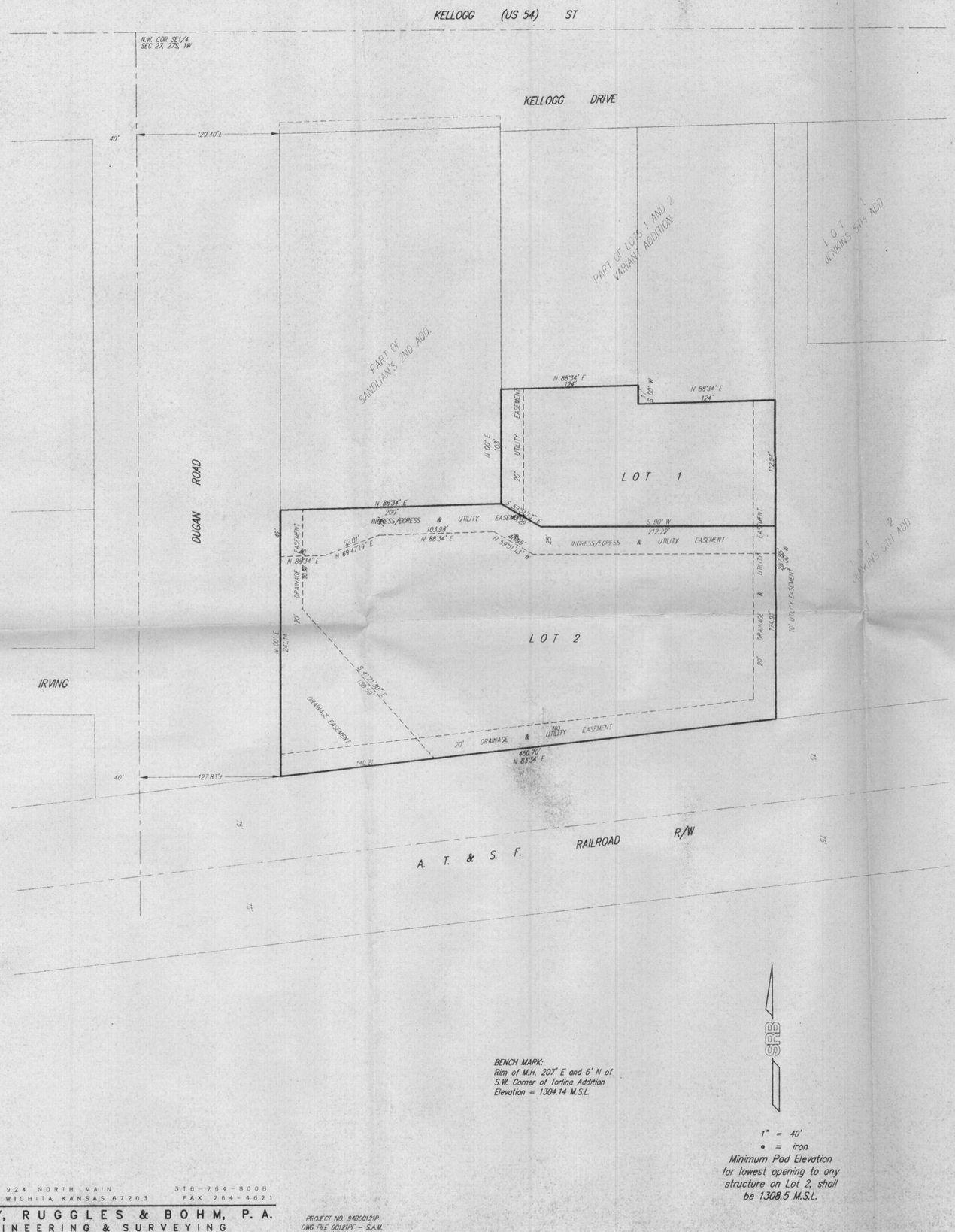


BENCH MARK:
Rim of M.H. 207' E and 6' N of S.W. Corner of Torline Addition
Elevation = 1304.14 M.S.L.

1" = 40'
• = iron
Minimum Pad Elevation for lowest opening to any structure on Lot 2, shall be 1308.5 M.S.L.

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

PROJECT NO. 94B00121P
DWG FILE 00121PF - S.A.M.

TORLINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "TORLINE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The south 17 feet of Lot 1 and Lot 2, except the north 250 feet thereof, Variant Addition to Wichita, Kansas and part of Lot 1, Sandlian's 2nd Addition, Wichita, Kansas, described as beginning at the S.W. Corner of said Lot 1; thence north, 241.14 along the west line of Sandlian's 2nd Addition to a point being 350 feet south of the N.W. Corner of Sandlian's 2nd Addition; thence east, with a deflection angle to the right of 88°33'23", a distance of 200 feet to the east line of Sandlian's 2nd Addition; thence south, along the east line of Sandlian's 2nd Addition a distance of 223.60 feet to the S.E. Corner of Sandlian's 2nd Addition; thence southwest, along the south line of Sandlian's 2nd Addition, a distance of 201.2 feet to the point of beginning.

All being situated in the SE1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Streets to be known as "TORLINE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The minimum pad elevation for the lowest opening to any structure on Lot 2, shall be 1308.5 Mean Sea Level.

Voth Oil Company, Inc.

_____ President
Randy Voth

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1995, by Randy Voth, President of Voth Oil Compnay, Inc, on behalf of the corporation.

_____ Notary Public

My App't. Exp _____

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

Dated this _____ day of _____ 1994

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1995.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1995, at _____ o'clock __M. and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Reso

SEDGWICK COU

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 29, 1994

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 94-84 - TORLINE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Voth Oil Company, Inc., c/o Randy Voth, President, 6235 West Kellogg, Wichita, KS 67209
Mike Lindebak, City Engineer

SEDGWICK County

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 22, 1994

Savoy, Ruggles & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 94-84 TORLINE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee both the abandonment and reconstruction of sanitary sewer to serve this site. As requested by City Engineering, temporary easements shall be submitted for any existing facilities intended for relocation and not being covered by a platted easement in this addition.

B. As necessary, the applicant shall guarantee the extension of municipal water to serve the lots being platted. In particular, an extension to Lot 1 may be needed if a private easement cannot be obtained to cover the existing service line to the building now located on this lot.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. As requested by City Engineering, a temporary drainage easement shall be submitted which covers the existing drainageway until such time as the intended improvements are complete.

D If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Since it is likely that the only access to this site from Dugan will be in the area of the Ingress/Egress easement, complete access control shall be indicated to Dugan along Lot 2's frontage south of this easement. Both the face of the plat and plattor's text shall note such access control.

F. While the Subdivision Regulations allow commercial sites to provide access by means of

an access easement rather than direct access to a public street, such easement is a privately established and maintained situation. However, the applicant is required to create and record such an easement. This easement then needs to be shown on the plat tracing with the recording information. The easement also needs to first be submitted to Planning for review. This easement needs to specify who will benefit from the easement, who will install and maintain within the easement the required driving surface, that the easement cannot be impeded in any way, and the easement is binding on future owners or assigns.

At a minimum, the plattor's text shall also note the creation of such a private ingress/egress easement, noting also which property it benefits and that it is not to be blocked in any way.

G. On the final plat, a 35 foot building setback shall be platted along this site's frontage to Dugan, that is in the area not now encumbered by easements at least 35-feet in depth from Dugan.

H. If this plat is dedicating any right-of-way for Dugan, it shall be indicated on the face of the plat and the plattor's text shall also note that the street is being dedicated to and for the use of the public. If no such right-of-way is actually being dedicated by this plat, the reference in the plattor's text to such a street needs to be deleted.

I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures.

J. The applicant is advised that this site is within the Airport Hazard Zoning area of Mid Continent Airport and is in a location that may involve strict limitations on the height of development and/or the type of development that may be allowed.

K. The applicant is also advised that this replatting of portions of previously platted lots, may/will create limitations on how those portions of lots, not included in this plat, may be able to develop in the future.

L. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr., as Chairman.

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 (fire hydrants, street signs, monuments, etc.).

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

P. Recording of the plat within 30 days after approval by the City Council.

Q. The platting binder for this site lists numerous public but also potentially private easements, and access, use, etc. agreements. The applicant shall submit copies of all such easements and agreements. A marked copy of the plat shall also be submitted to Planning showing the location or nature of these items. The applicant needs to verify that these easements in particular are either being covered by easements now being platted or can acceptably be vacated. Any easements or agreements of a private nature, however, cannot be vacated or replatted and need either to be shown on the plat or appropriate documentation provided indicating either their release or that they do not effect the site and/or do not need to be shown on the plat.

R. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
Long. = 20', but only want 10' now 12/29/94
Also, prior to this plat being scheduled for City Council review, the applicant shall submit letters from KG&E and Southwestern Bell indicting that satisfactory arrangements have been made for the relocation of their facilities made necessary by this plat.

S. As indicated by City Engineering, the drainage area at the west and southwest portion of this plat should be shown as involving a floodway and the plattor's text amended to reference the standard floodway language.

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, December 29, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Voth Oil Company, Inc., c/o Randy Voth, President, 6235 West Kellogg, Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-11

December 29, 1994

STAFF REPORT
(Final Plat Approved 12/22/94)

CASE NUMBER: S/D 94-84 TORLINE ADDITION

OWNER/APPLICANT: Voth Oil Company, Inc., c/o Randy Voth, President, 6235 West Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of Kellogg and east of Dugan Road

SITE SIZE: 2.81 Acres

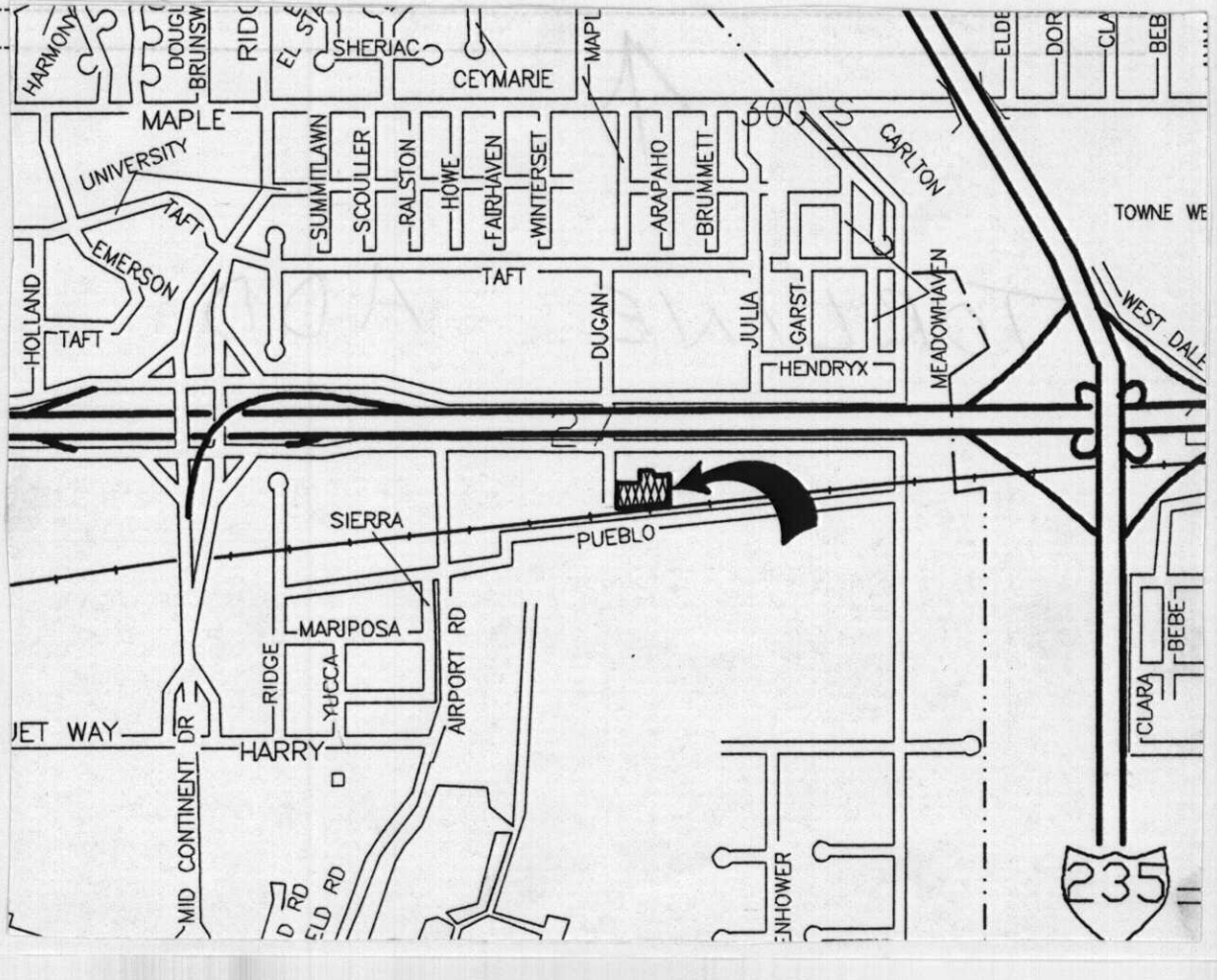
NUMBER OF LOTS

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

MINIMUM LOT AREA: 28,968.2 sq. ft.

CURRENT ZONING: "C"

VICINITY MAP:



STAFF COMMENTS:

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B. As necessary, the applicant shall guarantee the extension of municipal water to serve the lots being platted. In particular, an extension to Lot 1 may be needed if a private easement cannot be obtained to cover the existing service line to the building now located on this lot.

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