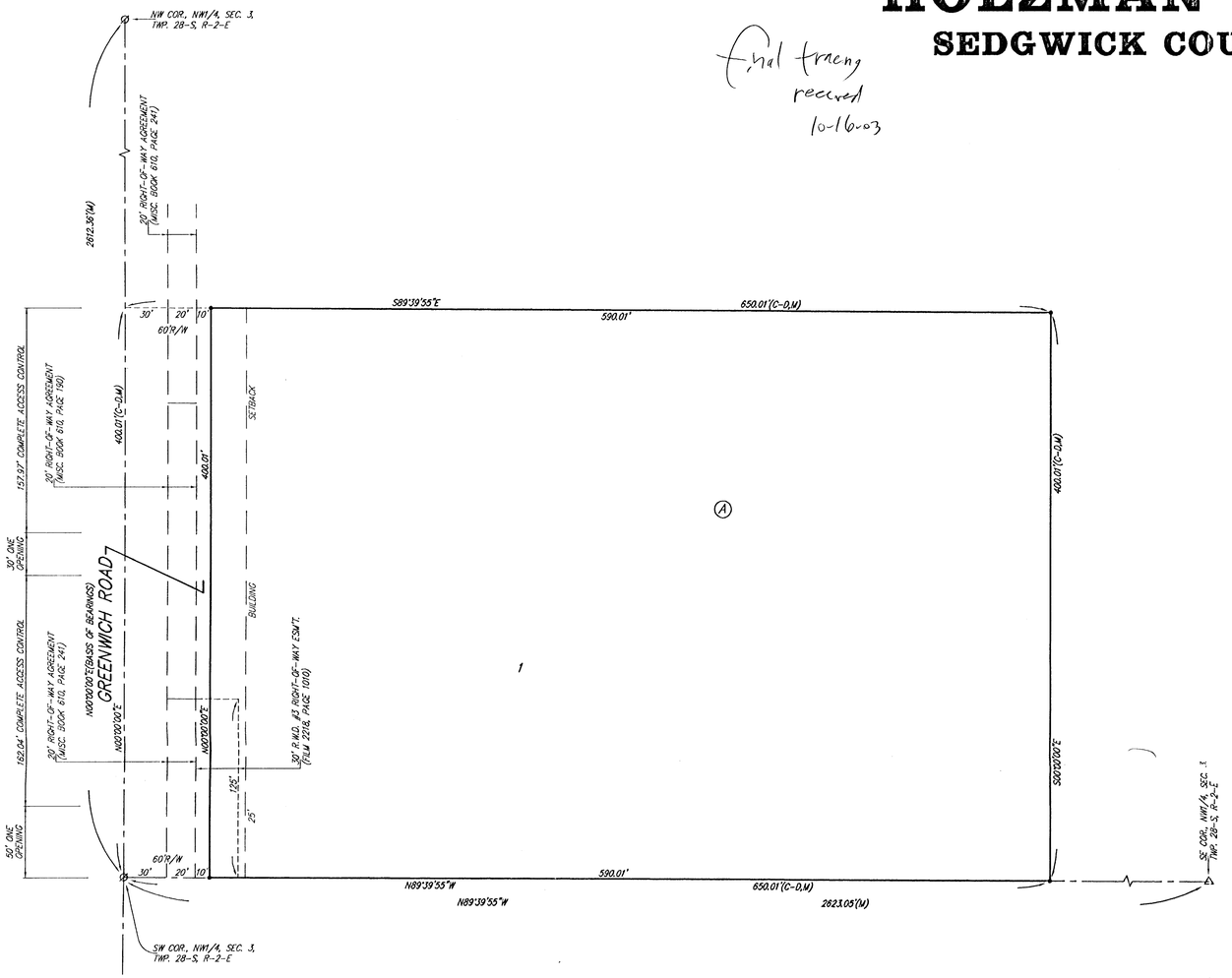
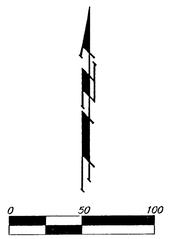
HOLZMAN ADDITION
SEDGWICK COUNTY, KANSAS

final trancy received 10-16-03





• = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
△ = STONE (FOUND)
Ø = 3/4" IRON (FOUND)

(M) = MEASURED
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
UNDEFINED WIDTH PIPELINE RIGHT-OF-WAY AGREEMENT GRANTED TO THE CHEROKEE TRUST DATED NOVEMBER 1, 1990 (FILM 1144, PAGE 745) ASSIGNED TO CONOCO PIPE LINE COMPANY (FILM 1171, PAGE 1808) (CLOSEST POINT OF PIPELINE TO PLAT IS APPROX. 1050' BASED ON EXHIBIT "A" IN SAID FILM 1144, PAGE 745)

UNDEFINED WIDTH BUTLER RURAL ELECTRIC COOPERATIVE ASSOCIATION, INC. RIGHT-OF-WAY EASEMENT, (FILM 2199, PAGE 599) (EASEMENT FOR SUPPLY OF ELECTRICAL SERVICE TO 2400 S. 111TH, A/K/A GREENWICH RD.)

UNDEFINED WIDTH BUTLER RURAL ELECTRIC COOPERATIVE ASSOCIATION, INC. RIGHT-OF-WAY EASEMENT, (FILM 2221, PAGE 744) (EASEMENT FOR SUPPLY OF ELECTRICAL SERVICE TO 2750 S. GREENWICH RD.)

BLANKET RIGHT-OF-WAY CONTRACT TO WICHITA NATURAL GAS CO. FOR TELEPHONE AND TELEGRAPH LINE. (TELEPHONE POLES TO FOLLOW SOUTH & WEST PROPERTY LINES.) (MISC. BOOK L, PAGE 18)

NOTE:
A drainage plan has been developed for this subdivision and is on file with the office of the county engineer of the engineer for the appropriate governing body. Drainage intent shall remain as depicted or as modified with the approval of the County Engineer or the Engineer for the appropriate governing body. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HOLZMAN ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The west 650.00 feet of the south 400.00 feet of the NW1/4 of Sec. 3, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael C. Conrey 10-14-2003, Surveyor
Michael C. Conrey

MICHAEL C. CONREY REGISTERED LAND SURVEYOR LS-677

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "HOLZMAN ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Greenwich Road over and across the west line of Lot 1 are hereby granted to the appropriate governing body provided, however, that said Lot 1 shall have access to Greenwich Road at one location over the south 50 feet of the west line of said Lot 1 and at one location over the south 30 feet of the north 187.97 feet of the west line of said Lot 1.

Vernon W. Holzman Toinette D. Holzman

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 14th day of October, 2003, by Vernon W. Holzman and Toinette D. Holzman, husband and wife.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires

Susan K. Monette Notary Public
SUSAN K. MONETTE

My App't. Exp. 11-9-03

This plat of "HOLZMAN ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this_____day of_____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2003.

_____, Chairman
Tim R. Norton

_____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

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_____, 2003 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\HOLZMAN ADD\DWG\HOLZMANADDF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-127 -- One-Step Final Plat of Holzman Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 2002, 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 December 13, 2002.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with four (4) copies. Also, if a change is required on the tracing after submittal, four (4) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

Prior to the plat being released, a detailed Lot Grading Plan must be submitted to the Engineering Department (this applies to all multi-lot, residential developments).

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-127 -- One-Step Final Plat of Holzman Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 2002, 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Both Lots 1 and 2 contain less than the required 4.5 acres for lots served by sewage lagoons, and it is recommended that only one lot be platted. ***The applicant has agreed to pave only one lot..***

B. MAPD recommends that Lot Bundling provisions not be applied for this plat due to the bi-zoned nature of the property. ***A modification has been approved.***

C. The site is currently located within the Rural Water District No. 3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

D. **City Water and Sewer Department** requests a No Protest Agreement for the future extension of sanitary sewer and municipal water services.

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

F. **County Engineering** needs to comment on the status of the applicant's drainage plan.

G. The plat proposes one access opening for each lot. ***Complete access control shall be platted north of the commercial property and the location of the southerly opening shall be platted.***

H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #114) and its special conditions for development on this property.

I. The Applicant is advised that if platted, the building setback may be reduced to 25 feet.

J. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.

K. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

M. The applicant is reminded that a condition of zoning approval was the submittal of a restrictive covenant regarding consolidation of the LC-zoned property with adjoining residential property.

N. The plattor'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.

O. 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.)

P. 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.

Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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.

W. 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, December 19, 2002, at 1:00 p.m.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Vernon and Toinette Holzman, 2750 S. Greenwich, Wichita, KS 67210
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
DECEMBER 19, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 12/12/02)

CASE NUMBER: SUB 2002-127 -- HOLZMAN ADDITION

OWNER/APPLICANT: Vernon W. and Toinette D. Holzman, 2750 S. Greenwich, Wichita, KS 67210

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: East side of Greenwich, South of Pawnee

SITE SIZE: 5.42 acres

NUMBER OF LOTS

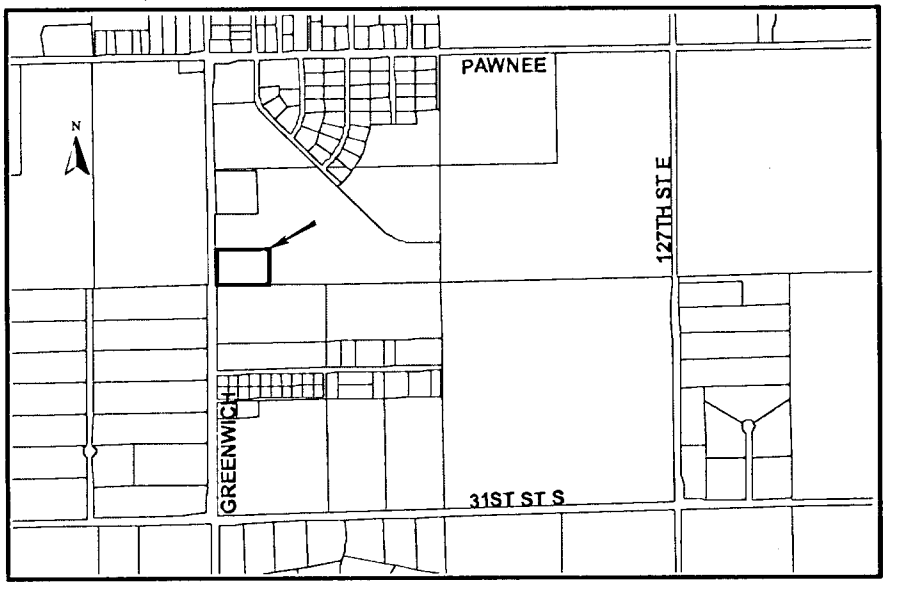
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.52 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2002-27) from SF-20, Single-Family Residential to LC, Limited Commercial. A Protective Overlay (P-O #114) was also approved for this site addressing consolidation of properties through a restrictive covenant, uses, alterations and expansions, outside storage, signage, employees, hours, and commercial waste storage.

Since this plat is located in an area where public services are planned to be available for higher density development, the Subdivision Regulations require platting of the lots so they may be readily converted to urban-type building sites without replatting. Due to the bi-zoning of the property, MAPD recommends that a modification be granted by the Planning Commission to waive this standard.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Both Lots 1 and 2 contain less than the required 4.5 acres for lots served by sewage lagoons, and it is recommended that only one lot be platted. ***The applicant has agreed to pave*** ~~***only one lot.***~~ plat

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