

Aug 19/03
WICHITA FAMILY VISION ADDITION
 TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 20'

• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS:
 PROJECT BENCHMARK:
 #100 - CHISELED SQUARE CUT ON TOP OF CURB AT 437 N. TYLER ROAD.
 ELEV. 141.555 CITY DATUM
 ELEV. 1328.955 N.G.V.D.
 C.O.W. BENCHMARK:
 WESTLINK AND CENTRAL. TOP OF NORTH HANDRAIL, AT EAST END OF RCBC.
 ELEV. 147.41 CITY DATUM
 ELEV. 1334.81 N.G.V.D.

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS _____ DAY OF _____, 2003, WE HAVE SURVEYED AND PLATTED WICHITA FAMILY VISION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK; THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 20, 983.6 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 230 FEET, THENCE NORTH 94.7 FEET, THENCE EAST 230 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20, THENCE SOUTH 94.7 FEET TO THE POINT OF BEGINNING, THE EAST 40 FEET OF SAID TRACT RESERVED FOR ROAD PURPOSES.

JAMES R. BECKETT, R.L.S. NO. 832
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS WICHITA FAMILY VISION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE 20' STREET DEDICATION ALONG TYLER ROAD IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE EAST LINE OF LOT 1, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO TYLER ROAD AT ONE LOCATION AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER:
 TYLER PROPERTIES, L.L.C.

ROBERT C. NELSON, PRESIDENT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2003, BY ROBERT C. NELSON, PRESIDENT OF TYLER PROPERTIES, L.L.C.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, EMPRISE BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WICHITA FAMILY VISION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

 RANDY S. BREHM, SENIOR VICE PRESIDENT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2003, BY RANDY S. BREHM, SENIOR VICE PRESIDENT OF EMPRISE BANK.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF WICHITA FAMILY VISION ADDITION 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

_____, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2003.

 TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2003.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY CLERK

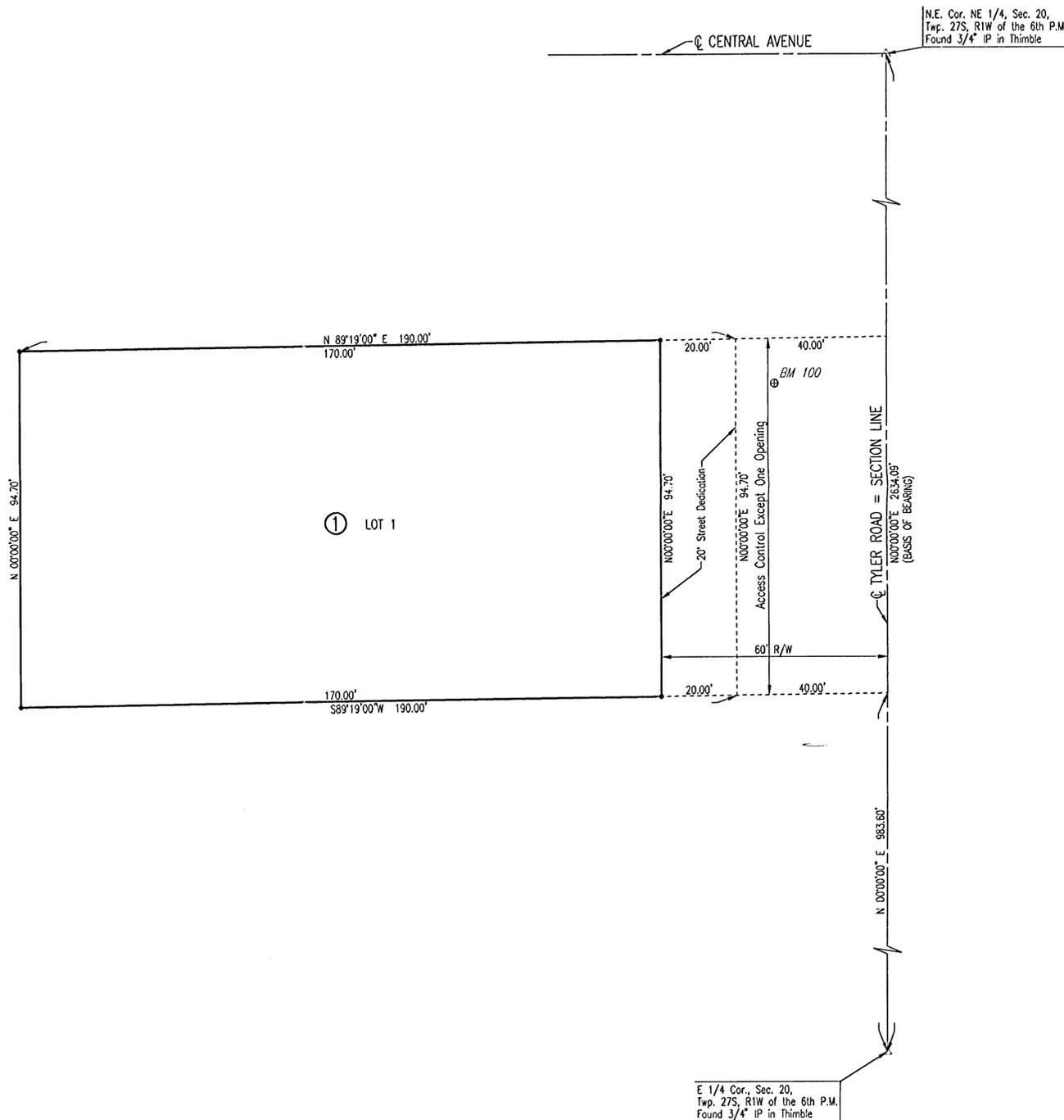
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2003.

_____, REGISTER OF DEEDS

_____, DEPUTY



DSNR: OPER: JLS SCALE: 1"=20.00
 C:\2000\00444\LD 00444.dwg\FINAL PLAT 06-10-2003 10:53:38 am



Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-31 -- One-Step Final Plat of Wichita Family Vision Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 24, 2003, 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 April 18, 2003.

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 five (5) copies. Also, if a change is required on the tracing after submittal, five (5) 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 (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Tyler Properties, LLC, 7999 W. Central, #101, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-31 -- One-Step Final Plat of Wichita Family Vision Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 17, 2003, 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. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **No guarantees or easements are needed.**
- 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 drainage plan is needed.**
- D. Access controls have been platted in accordance with the Protective Overlay. The plat proposes one access opening along Tyler. "Access control except one opening" shall be denoted on the face of the plat.
- E. A cross-lot access agreement shall be provided with the commercial property to the north.
- F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- G. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.

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- H. The platlor'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 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- 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 (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.

SUB 2003-31 - One-Step Final Plat of Wichita Family Vision Addition
April 18, 2003
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, April 24, 2003, at 1:30 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.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Tyler Properties, LLC, 7999 W. Central, #101, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT
(One-Step Final Plat Approved 4/17/03)

CASE NUMBER: SUB 2003-31 -- WICHITA FAMILY VISION ADDITION

OWNER/APPLICANT: Tyler Properties, LLC, 7999 W. Central, #101, Wichita, KS 67212

SURVEYOR/ENGINEER: PEC, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Tyler, South of Central

SITE SIZE: .41 acres

NUMBER OF LOTS

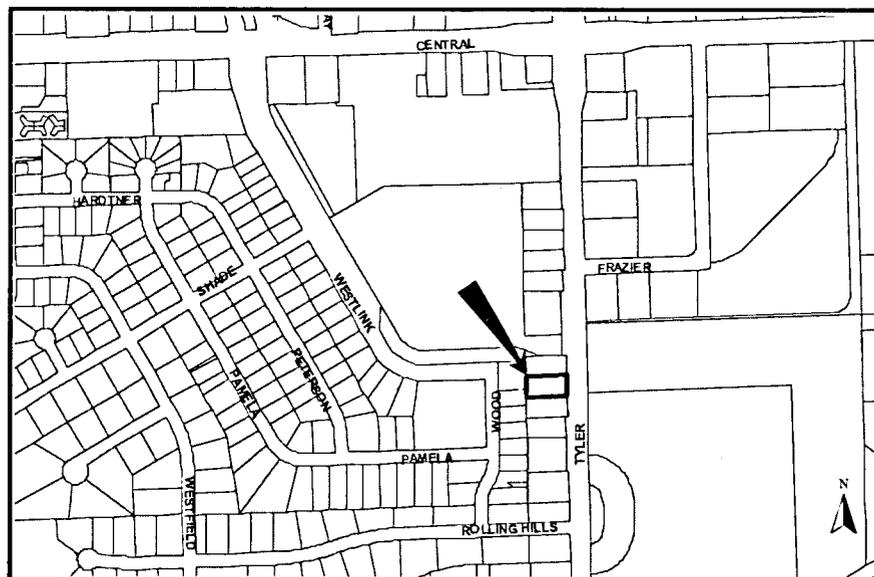
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 18,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2003-31 -- One-Step Final Plat of WICHITA FAMILY VISION ADDITION
April 24, 2003 - Page 2

NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2000-35) from SF-5, Single-Family Residential to GO, General Office. A Protective Overlay was also approved for this site addressing permitted uses, signage, architectural design and access.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **No guarantees or easements are needed.**
- 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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- 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.)
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April 24, 2003 - Page 3

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