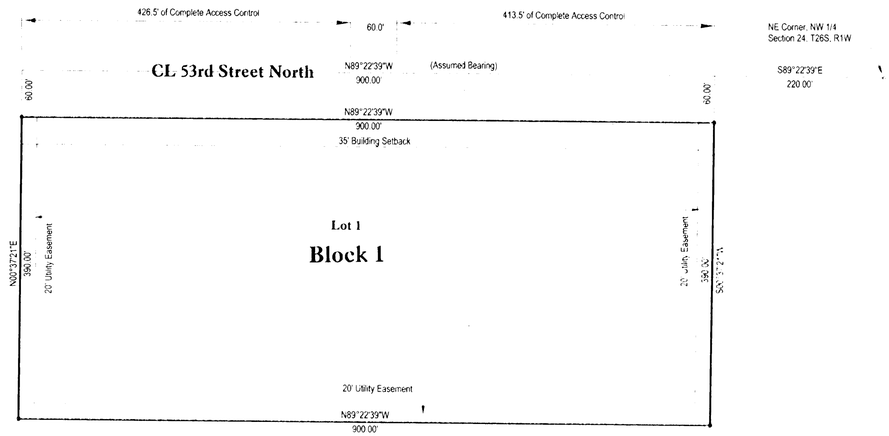
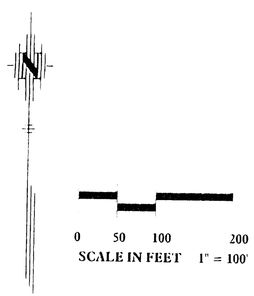




LEGEND

Iron Set

Center Line CL

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that the survey and platting of NORTHLAKES COMMERCIAL ADDITION to Sedgwick County, Kansas, was completed under my direct supervision, said plat being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 24, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West on the North line of the Northwest Quarter of said Section 24 for a distance of 220.00 feet to the point of beginning; thence South at right angles to the North line of the Northwest Quarter of said Section 24 for a distance of 450.00 feet; thence West for a distance of 900.00 feet; thence North for a distance of 450.00 feet to a point on the North line of the Northwest Quarter of said Section 24; thence East for a distance of 900.00 feet to the point of beginning, subject to road right-of-way.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 8TH day of MAY, 2003.

Poe and Associates of Kansas, Inc.

KENNY E. HILL LICENSED LS-984 5-08-03 KANSAS LAND SURVEYOR

Kenny E. Hill, L.S. 984
Vice President

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into a lot, a block and a street. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of utilities. All abutters rights of access to or from Lot 1, Block 1 over and across the South line of 53rd Street North, except for one opening in the West 60 feet of the East 473.5 feet of said Lot 1, Block 1, are hereby granted to the approprite governing body. A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater.

CBB Northlakes, LLC

C. Bill Bachman, Managing Member

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 13th, day of May, 2003, by C. Bill Bachman, Managimg Member of CBB Northlakes, LLC.

Notary Public

NANCY L. STAHL MY COMMISSION EXPIRES October 13, 2005

My Appointment Expires: October 13, 2005

This plat of NORTHLAKES COMMERCIAL ADDITION to Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 2003.

Wichita Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair

Dale Miller, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this _____ of _____, 2003.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

At the Direction of the City Council

Pat Graves, City Clerk

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

Board of County Commissioners
Sedgwick County, Kansas

Tim R. Norton, Chairman

ATTEST:

Don Brace, County Clerk

Entered on transfer record this _____, day of _____, 2003.

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____, day of _____, 2003.

Bill Meek, Register of Deeds

Linda Kizzire, Chief Deputy

NORTHLAKES COMMERCIAL ADDITION

to Sedgwick County, Kansas

8/8/03

POE and ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2003

Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2003-26 -- One-Step Final Plat of Northlakes Commercial 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Bill Bachman, CBB Northlakes, LLC, 4647 N. Meridian, Wichita, KS 67204
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2003

Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2003-26 -- One-Step Final Plat of Northlakes Commercial 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. This site is located over the Equus Beds aquifer in the Groundwater Management Area. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property. *Equus Beds Management District recommends connection to public sewer or in the alternative, the use of a lined sewage lagoon.*

B. City Environmental Health recommends extension of sanitary sewer services. In the event sanitary sewer is not available, the use of a temporary on-site sewage system is recommended.

C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and water services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.

D. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available in addition to limiting the site to use of an alternative sewage system until public sewer is available.*

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. *A drainage plan is needed. Offsite drainage easements may be required.*

G. **Country Engineering** needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along 53rd St. North. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***County Engineering has requested that the location of the access opening across from Gow Street be denoted on the final plat.***

H. **County Engineering** has requested additional right-of-way along 53rd St. North. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban/rural arterials.

I. The plattor's text shall note the dedication of the street to and for the use of the public.

J. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat tracing.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Bill Bachman, CBB Northlakes, LLC, 4647 N. Meridian, Wichita, KS 67204
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6
APRIL 24, 2003

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

CASE NUMBER: SUB 2003-26 -- NORTHLAKES COMMERCIAL ADDITION

OWNER/APPLICANT: CBB Northlakes, LLC, Attn: Bill Bachman, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South side of 53rd St. North, West of Meridian

SITE SIZE: 9.3 acres

NUMBER OF LOTS

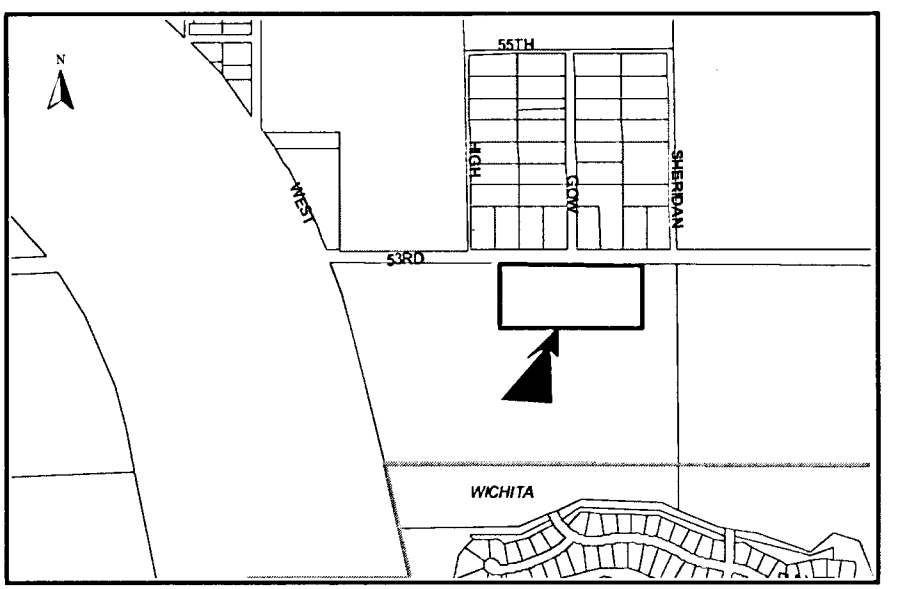
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.3 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



NOTE: This is an unplatted site located in the County within three miles of Wichita's boundary. It is located 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 2002-53) from SF-20, Single-Family Residential to OW, Office Warehouse.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. This site is located over the Equus Beds aquifer in the Groundwater Management Area. The **Equus Beds Management District** needs to comment on the use of on-site sewage facilities for this property. ***Equus Beds Management District recommends connection to public sewer or in the alternative, the use of a lined sewage lagoon.***

B. **City Environmental Health** recommends extension of sanitary sewer services. In the event sanitary sewer is not available, the use of a temporary on-site sewage system is recommended.

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D. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. ***A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available in addition to limiting the site to use of an alternative sewage system until public sewer is available.***

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