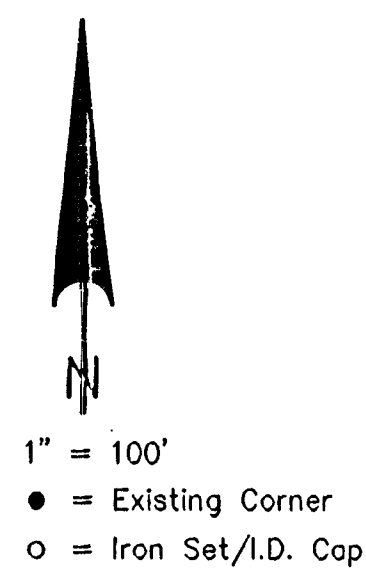
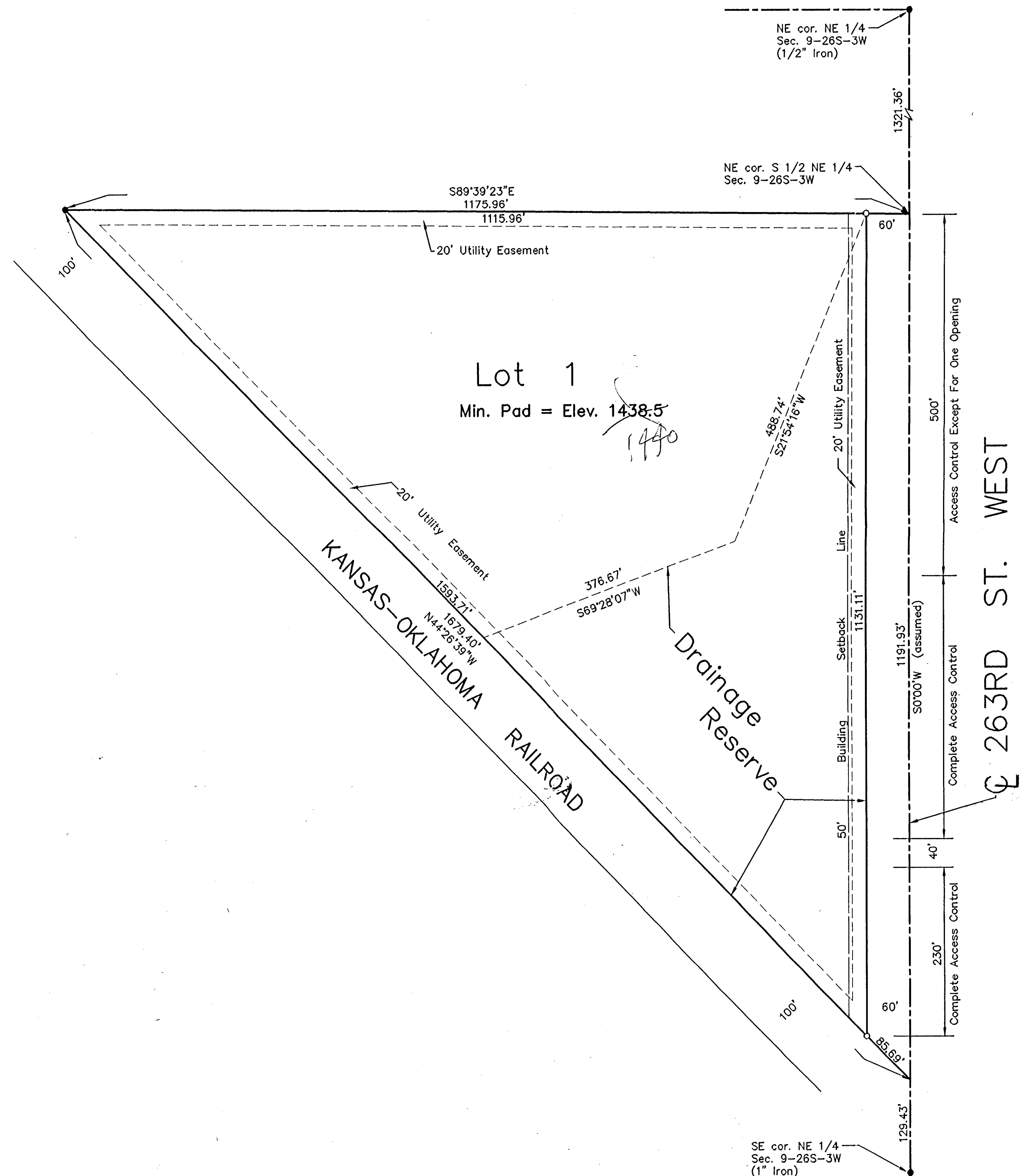


B.E.M. HEIN ACRES,
SEDGWICK COUNTY, KANSAS.



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

_____, Chair
Tim R. Norton
ATTEST:
_____, County Clerk
Don Brace

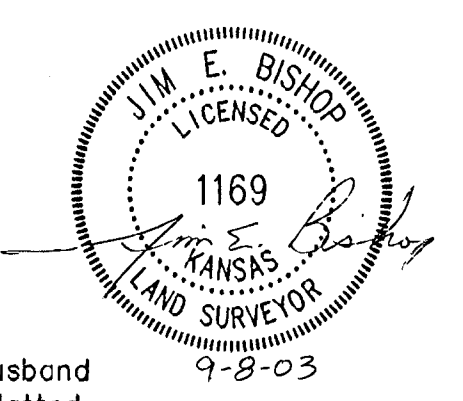
Entered on transfer record this ____ day of ____ 2003.
_____, County Clerk
Don Brace

State of Kansas, County of Sedgwick, 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 ____ 2003.
_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

Reviewed in accordance with ____ on this 3rd day of September, 2003.
_____, Deputy County Surveyor, Sedgwick County, Kansas.
Tricia L. Robello, L.S. 1246

State of Kansas, County of Sedgwick, SS.
I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "B.E.M. HEIN ACRES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: That part of the South Half of the Northeast Quarter of Section 9, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying East of the Missouri Pacific Railroad Right-of-Way, more particularly described as: Beginning at the Northeast corner of said South Half; thence South along the East line of said South Half with assumed bearing of South 0 degrees 00'00"West, a distance of 1191.93 feet to said Right-of-Way line; thence North 44 degrees 26'39"West on said Right-of-Way line, a distance of 1679.40 feet to a point on the North line of said South Half; thence South 89 degrees 39'23"East on said North line, a distance of 1175.96 feet to the point of beginning.

Jim E. Bishop, L.S. 1169



Know all men by these presents that we, Bernard M. Hein and Elizabeth M. Hein, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a lot to be known as "B.E.M. HEIN ACRES", Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

A drainage plan has been developed for the plot and that the drainage easement shall remain at established grade or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

The Minimum Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

All abutter's rights of access to or from 263rd St. West, over and across the north 500 feet of Lot 1, are hereby granted to the appropriate governing body, provided, however, that the north 500 feet of Lot 1 shall have access to 263rd St. West at one location to be designated by the appropriate governing body.

All abutter's rights of access to or from 263rd St. West, EXCEPT the north 500 feet of Lot 1, and EXCEPT the north 40 feet of the south 270 feet of Lot 1, are hereby granted to the appropriate governing body.

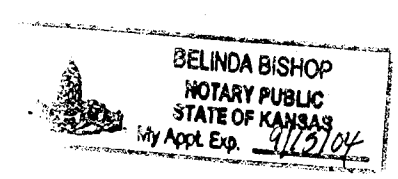
The Drainage Reserve is hereby granted for drainage purposes. No building shall be constructed on or within said Drainage Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body, with such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said Drainage Reserve.

_____, Bernard M. Hein
Bernard M. Hein
_____, Elizabeth M. Hein
Elizabeth M. Hein

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this 7th day of September, 2003 by Bernard M. Hein and Elizabeth M. Hein, husband and wife.

_____, Notary Public
Belinda Bishop
My Commission Expires: Sept 15, 2004



This plat of "B.E.M. HEIN ACRES", 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
John L. Schiegel

B.M. = Elev. 1439.16 =
"□" on NW Hbgd. of Bridge
along 263rd St. West, and
caption property.



Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2003

Jim Bishop
Sandalwood Surveying
P.O. Box 75053
Wichita, KS 672275-5053

RE: SUB 2003-74 - One-Step Final Plat B.E.M. Hein Acres Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 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: Bernard M. Hein, P.O. Box 233, Andale, KS 67001
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

Jim Bishop
Sandalwood Surveying
P.O. Box 75053
Wichita, KS 67227-5053

RE: SUB 2003-74 - One-Step Final Plat B.E.M. Hein Acres Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 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. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan has been approved. The drainage easement needs to be enlarged. Minimum pads need to be platted at 1440.*
- D. The name of the railroad needs to be revised to "Kansas-Oklahoma Railroad".
- E. County Engineering has advised that a Flood reserve may be required to cover the area inundated by the 100-year flood.
- F. Access controls need to be platted along 263rd St. West. The final plat shall reference the dedication of access controls in the plat's text. *County Engineering has approved two openings.*

- G. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- H. Additional right-of-way is needed along 263rd St. West. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- J. The signature line for the County Clerk needs to reference "Don Brace".
- K. The MAPC signature block needs to reference "John L. Schlegel, Secretary" and "Bernard A. Hentzen, Chair".
- L. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- M. The Applicant is advised that if platted, the building setback may be reduced to 85 feet from the centerline of 263rd St. West to conform with the Zoning setback standard for County section line roads.
- N. 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.
- 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.

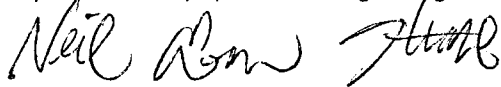
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can 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 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.
- 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, July 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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: Bernard M. Hein, P.O. Box 233, Andale, KS 67001
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 7/17/03)

CASE NUMBER: SUB 2003-74 -- B.E.M. HEIN ACRES ADDITION

OWNER/APPLICANT: Bernard M. Hein, P.O. Box 233, Andale, KS 67001

SURVEYOR/ENGINEER: Sandalwood Surveying, Attn: Jim Bishop, P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: West side of 263rd St. West, South of 69th St. North

SITE SIZE: 15 acres

NUMBER OF LOTS

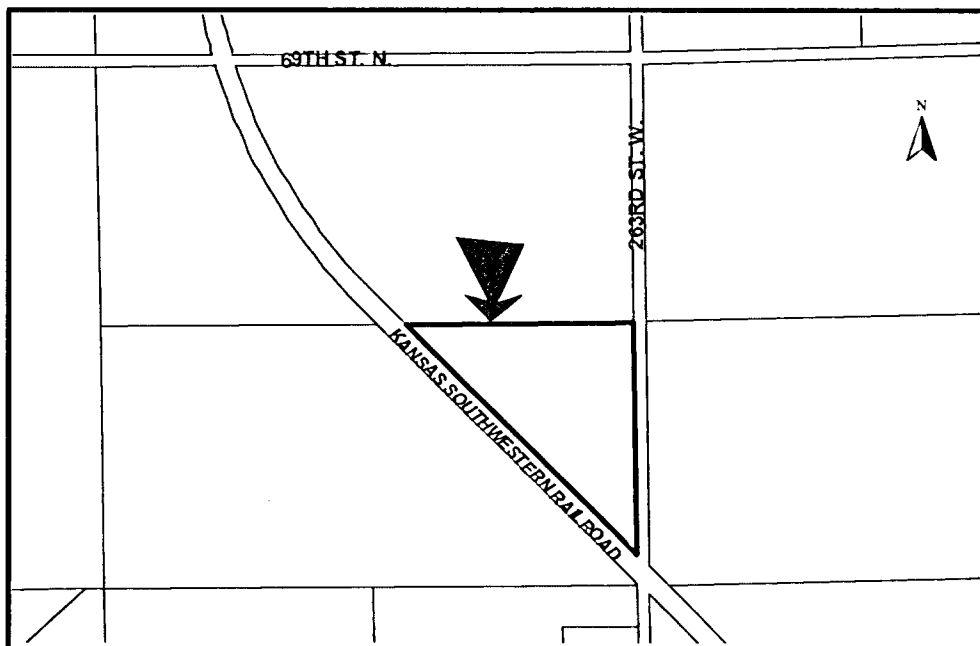
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 15 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-74 – One-Step Final Plat of B.E.M. HEIN ACRES ADDITION
July 24, 2003 - Page 2

NOTE: This site is located in the County in an area designated as “rural” by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant’s drainage plan. **The drainage plan has been approved. The drainage easement needs to be enlarged. Minimum pads need to be platted at 1440.**
- D. The name of the railroad needs to be revised to “Kansas-Oklahoma Railroad”.
- E. **County Engineering** has advised that a Flood reserve may be required to cover the area inundated by the 100-year flood.
- F. Access controls need to be platted along 263rd St. West. The final plat shall reference the dedication of access controls in the plat’s text. **County Engineering has approved two openings.**
- G. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- H. Additional right-of-way is needed along 263rd St. West. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- J. The signature line for the County Clerk needs to reference “Don Brace”.

SUB 2003-74 – One-Step Final Plat of B.E.M. HEIN ACRES ADDITION
July 24, 2003 - Page 3

- K. The MAPC signature block needs to reference “John L. Schlegel, Secretary” and “Bernard A. Hentzen, Chair”.
- L. The signature line for the County Commissioners Chairman needs to reference “Tim R. Norton”.
- M. The Applicant is advised that if platted, the building setback may be reduced to 85 feet from the centerline of 263rd St. West to conform with the Zoning setback standard for County section line roads.
- N. 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.
- 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 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.
- 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.

SUB 2003-74 – One-Step Final Plat of B.E.M. HEIN ACRES ADDITION

July 24, 2003 - Page 4

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.