

# ANGEL'S LANDING

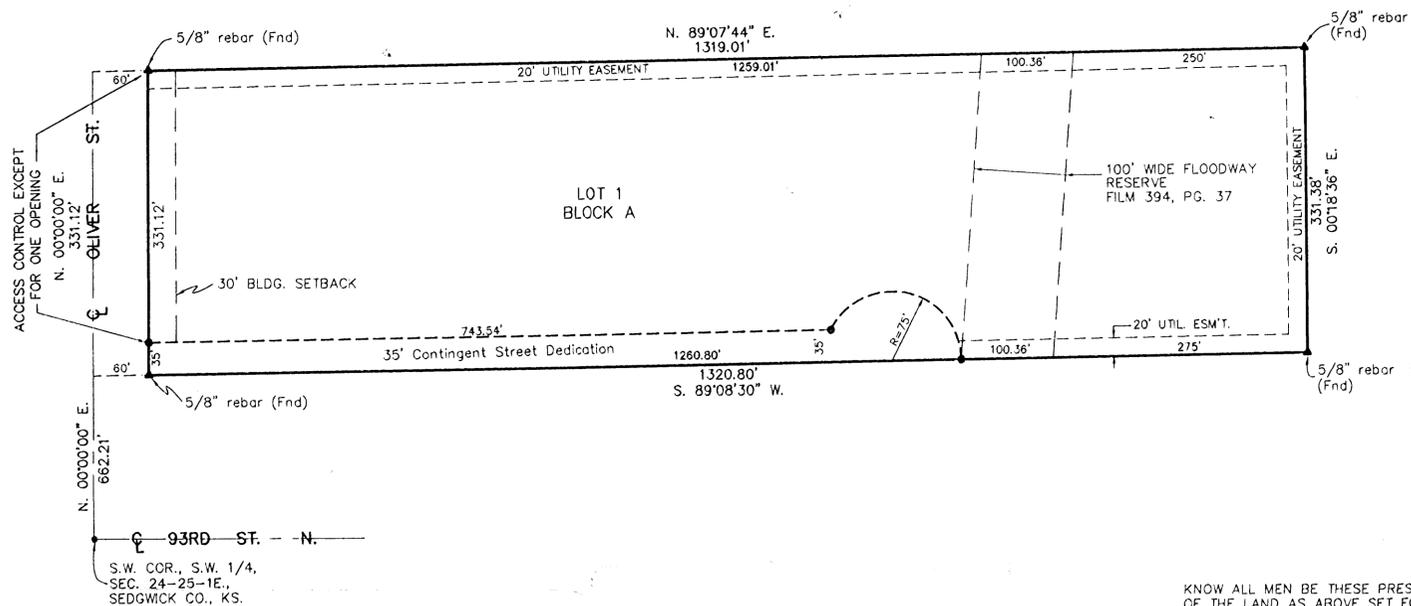
An Addition to Sedgwick County, Kansas

*Final tracing received 4-22-02*



1" = 100'

○ = 3/4" IRON PIPE W/MOEHRING CAP (SET)



THIS PLAT OF "ANGEL'S LANDING", AN ADDITION TO SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, ACTING CHAIRMAN

\_\_\_\_\_, SECRETARY

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

\_\_\_\_\_, CHAIR

ATTEST: \_\_\_\_\_, COUNTY CLERK

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 \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

\_\_\_\_\_, COUNTY CLERK

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

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

KNOW ALL MEN BE THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, A STREET AND A FLOODWAY RESERVE TO BE KNOWN AS "ANGEL'S LANDING", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE FLOODWAY RESERVE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE. PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY 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. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND 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. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM OLIVER STREET ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1, BLOCK A, SHALL HAVE ACCESS TO OLIVER STREET AT ONE (1) LOCATION TO BE DETERMINED BY THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. UPON OPENING OF THE 35' CONTINGENT STREET DEDICATION ALONG THE SOUTH PROPERTY LINE, THE EXISTING DRIVE SHALL BE ABANDONED AND ACCESS SHALL BE FROM THE 35' CONTINGENT STREET DEDICATION.

*Jennifer Hutson*  
\_\_\_\_\_  
JENNIFER HUTSON

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "ANGEL'S LANDING", SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, A STREET, AND A FLOODWAY RESERVE, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

*Craig Moehring*  
\_\_\_\_\_  
CRAIG MOEHRING  
433 S. HYDRAULIC WICHITA, KANSAS 67211 L.S. KANSAS #875  
PH. (316) 263-8291



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JENNIFER HUTSON, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

C:\SC2000\WORK\HUTSONFINAL.DWG



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 18, 2002

Moehring and Associates  
433 S. Hydraulic  
Wichita, KS 67211

RE: SUB 2002-19 -- Final Plat of Angel's Landing Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 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 April 12, 2002.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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## Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2002

Moehring and Associates  
433 S. Hydraulic  
Wichita, KS 67211

RE: SUB 2002-19 -- Final Plat of Angel's Landing Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 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.
- B. The site is currently located within the Rural Water District No. 2. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The applicant shall contact NRCS/Soil Conservation District concerning removal or modification of terraces on site. The drainage plan has been approved.***
- E. The Applicant should provide a 35-ft contingent dedication of street right-of-way along the south property line, extending to the floodway reserve in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.

***The contingent street dedication has been provided as requested.***

- F. **County Engineering** has required complete access control except for the south 35 feet.

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- G. The plat's text shall state that the access opening along Oliver would be required to be closed when the new street is constructed.
- H. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee has approved the modification.
- J. Sedgwick County Fire Department recommends that the access drive to the structure needs to be installed according to fire department specifications prior to construction of the building.
- K. 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.
- 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 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.
- 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, April 18, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jennifer Hutson, 9550 N. Oliver, Valley Center, KS 67147  
Mike Lindebak, City Engineer  
Walter Rooney, Sedgwick County Fire Department  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services

STAFF REPORT

(FINAL PLAT APPROVED 4/11/02; PRELIMINARY PLAT APPROVED 3/14/02)

**CASE NUMBER:** SUB 2002-19 -- ANGEL'S LANDING ADDITION

**OWNER/APPLICANT:** Jennifer Hutson, 9550 N. Oliver, Valley Center, KS 67147

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** North of 93rd St. North, East side of Oliver

**SITE SIZE:** 10.03 Acres

**NUMBER OF LOTS**

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

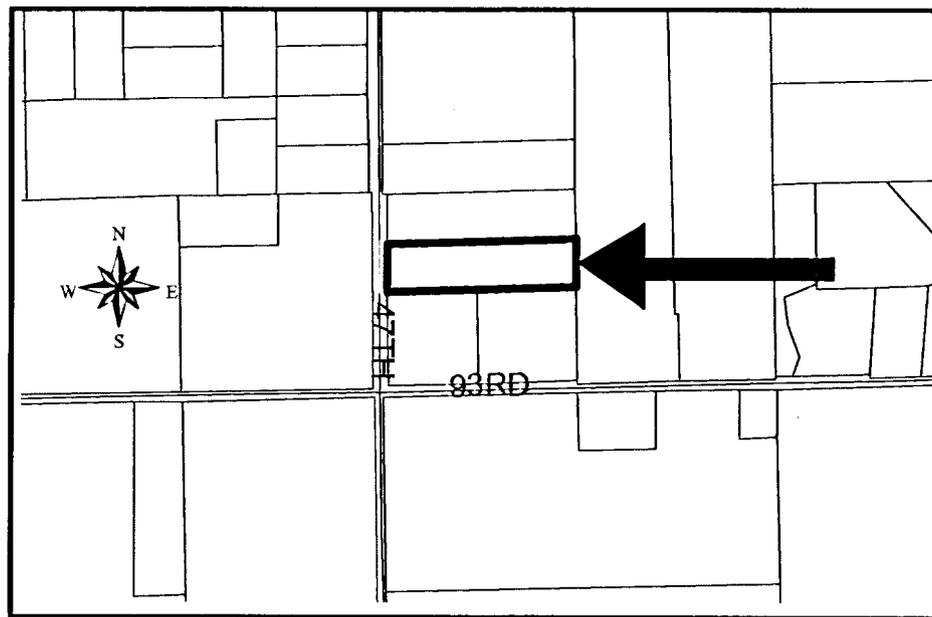
**MINIMUM LOT AREA:** 9.58 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**NOTE:** This site is located in the County in an area designated as "Small City Growth Area" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

**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.
- B. The site is currently located within the Rural Water District No. 2. 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.
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**The contingent street dedication has been provided as requested.**
- F. **County Engineering** has required complete access control except for the south 35 feet.
- G. The plat's text shall state that the access opening along Oliver would be required to be closed when the new street is constructed.
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- J. **Sedgwick County Fire Department** recommends that the access drive to the structure needs to be installed according to fire department specifications prior to construction of the building.
- K. 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.

**SUB 2002-19 -- Final Plat of ANGELS' LANDING ADDITION**  
**April 18, 2002 - Page 3**

- 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.
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