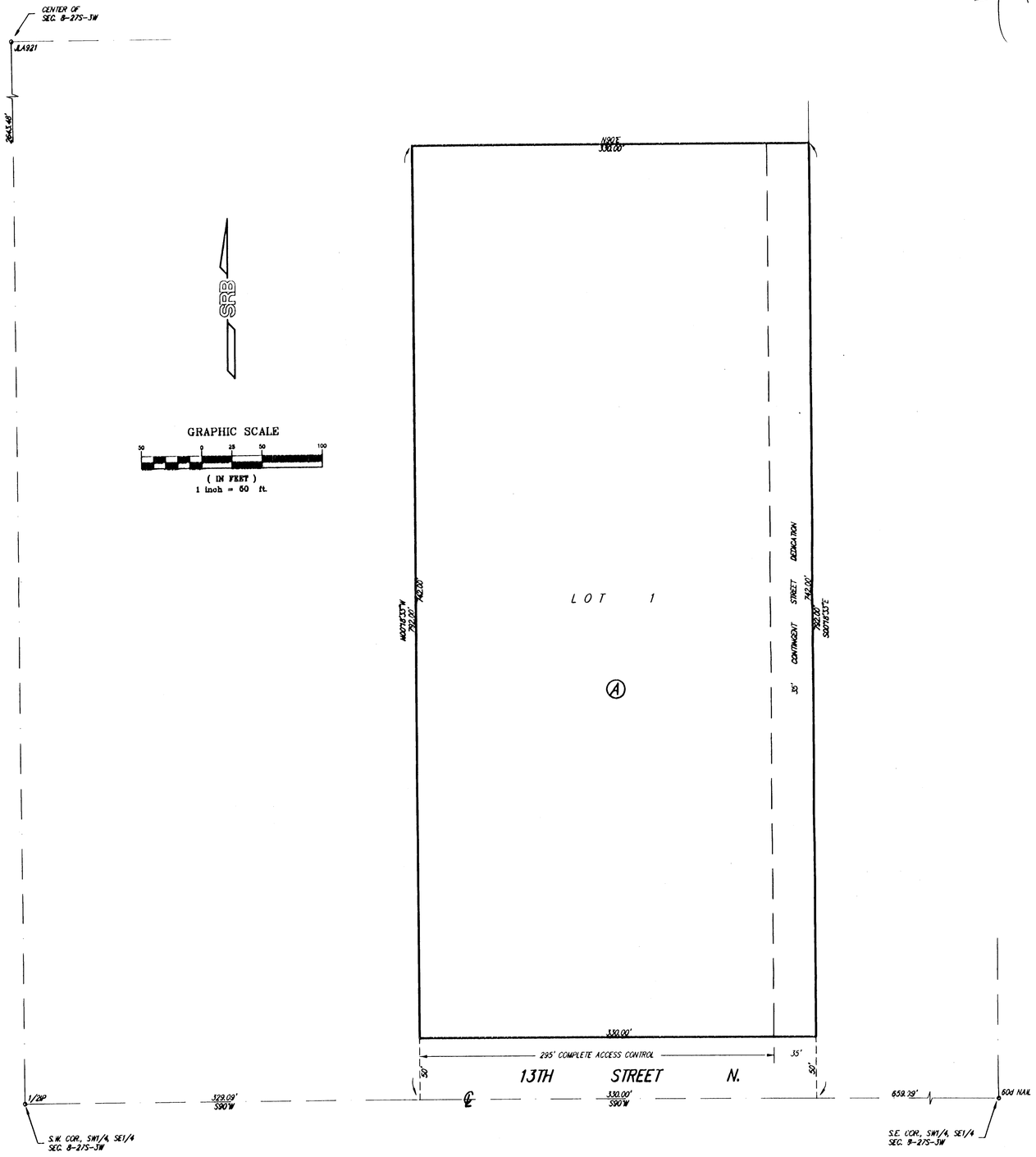
final tracing received 6-28-00

# GORGES ACRES

## SEDGWICK COUNTY, KANSAS




State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "GORGES ACRES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Beginning at the S.E. Corner of the W1/2 of the W1/2 of the SE1/4 of Section 8, Twp. 27-S, R-3-W of the 6th P.M., Sedgwick County, Kansas; thence S90°W, along the south line of said SE1/4, 330 feet; thence N00°18'33"W, parallel with the east line of the W1/2 of the W1/2 of said SE1/4, 792 feet; thence N90°E, 330 feet to said east line; thence S00°18'33"E, along said east line, 792 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 17 AUG 2000 — MARK A. SAVOY LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy — Surveyor
Mark A. Savoy, RLS #788

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, a Block and a Street to be known as "GORGES ACRES", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The contingent street dedication is hereby dedicated, contingent upon the dedication of the E1/2 of the Street Right-of-way and the need for the street to serve the property to the north. 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 City Engineer, and unobstructed to allow for the conveyance of stormwater. Access controls are hereby granted as indicated on the face of the plat.

Sylvester L. Stuhlsatz — Joan K. Stuhlsatz

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of June 2000, by Sylvester L. Stuhlsatz and Joan K. Stuhlsatz, husband and wife.

Kathleen C. Klein — Notary Public

My App't. Exp. June 31, 2003

KATHLEEN C. KLEIN
Notary Public - State of Kansas
My Appt. Expires 6-31-2003

This plat of "GORGES 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_____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Francis S. Garofalo

_____ Secretary
Marvin S. Krout

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

_____ Chairman
Thomas G. Winters

_____ County Clerk
James Alford

Reviewed in accordance with K.S.A. 58-2005 on this 27th day of June, 2000

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

Entered on transfer record this____ day of_____, 2000.

_____ County Clerk
James Alford

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_____ 2000, at_____ o'clock___M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

DWG FILE: 016559F-R.C.
PROJECT NO. 0000165SP


SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CITY OF WICHITA

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

May 25, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-31 -- Final Plat of GORGES ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 2000.

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

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

May 19, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-31 -- Final Plat of GORGES ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

**STAFF COMMENTS:**

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***Standard soil testing is required.***

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. ***A Floodway Reserve is required within the northern third of the plat to handle off-site drainage.*** not without permission e-mail 6-16-00

D. The applicant shall dedicate a 35-ft half street contingent right-of-way along the east or west line of the plat to improve access to future development to the north.

E. County Engineering needs to comment on the need for access controls. The final plat shall reference the access controls in the plattor's text. ***County Engineering requires access control except for one opening. MAPD recommends that the opening coincide with the location of the contingent right-of-way dedication.***

F. If platted, the building setback needs to be 35 ft to conform with the Zoning Regulations for section line roads.

G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

H. Monuments shall be found or set per the Armour Survey.

I. 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.

J. 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.)

K. 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.

L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. 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.

N. 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.

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

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

Q. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

R. 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 2000, at 1:00 p.m.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Sylvestor L. Stuhlstaz, C/O Jeffrey W. Gorges, 26921 W. 13th Street, Garden Plain, KS 67050
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3
May 25, 2000

STAFF REPORT
(One-Step Final Plat Approved 5/25/00)

**CASE NUMBER:** SUB 2000-31-- GORGES ACRES

**OWNER/APPLICANT:** Sylvester L. Stuhlsatz, Attn: Jeffrey W. Gorges, 26921 W. 13th Street, Garden Plain, KS 67050

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** North side of 13th Street North, West of 279th Street West

**SITE SIZE:** 6 acres

**NUMBER OF LOTS**

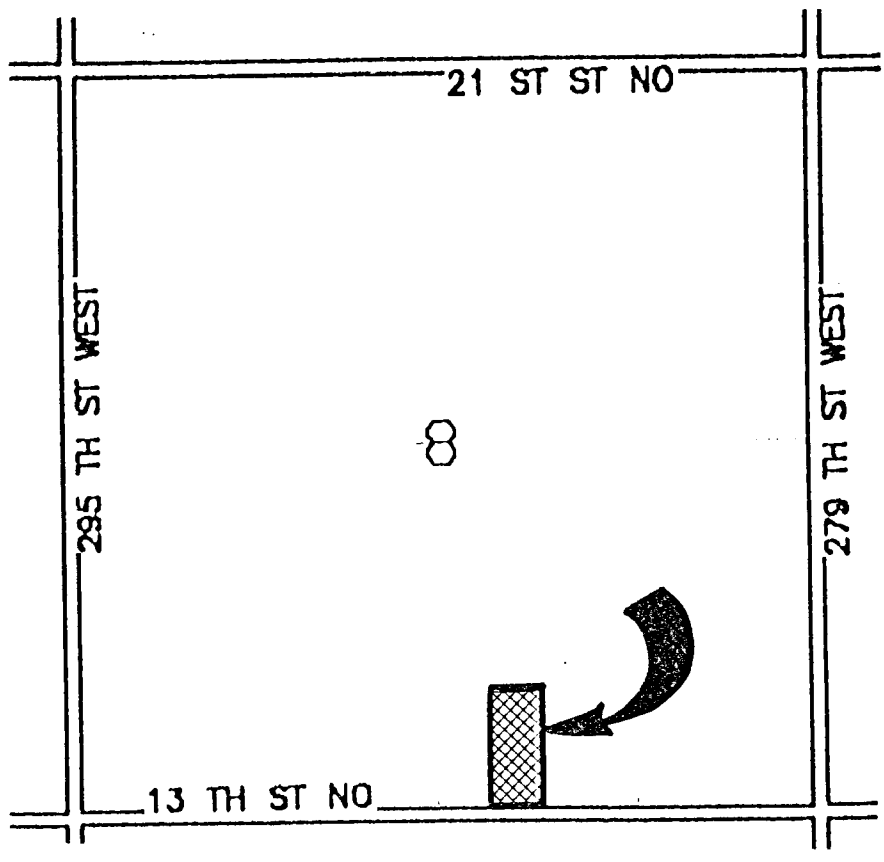
| | |
|---|---|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |

**MINIMUM LOT AREA:** 5.62 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

VICINITY MAP



**Note:** This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

**STAFF COMMENTS:**

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***Standard soil testing is required.***

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