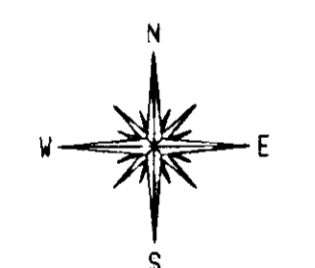
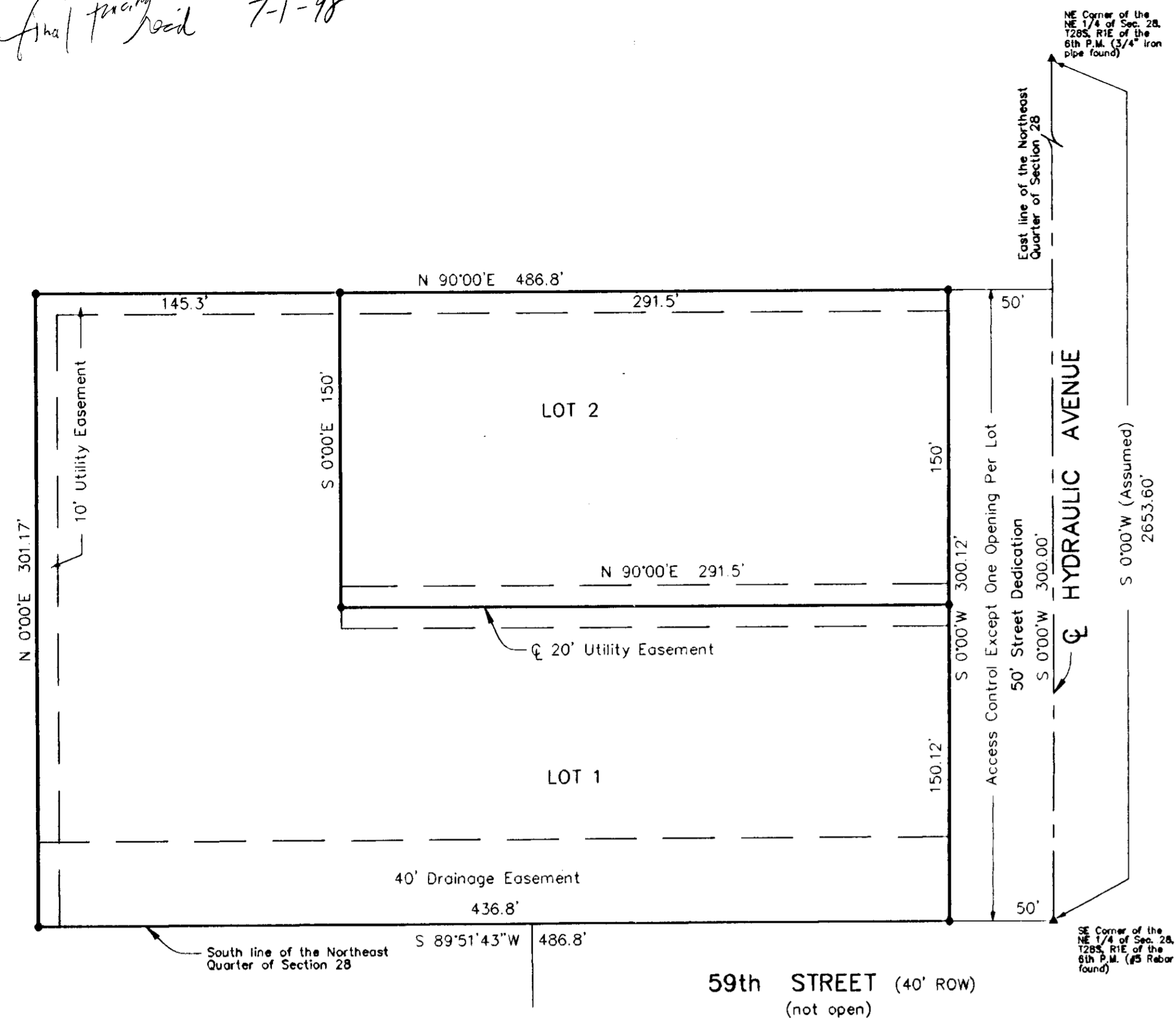


Final plat 7-1-98

# BECKER ADDITION SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'

LEGEND:  
 ▲ = Section corner found as noted  
 ● = #4 Rebar with ID Cap "LD HIGH LS685", found  
 April 2, 1998

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

We, Griffiths & Associates, Inc., surveyors in the aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BECKER ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

Tract 1:  
 BEGINNING at the Southeast corner of the Northeast Quarter of Section 28, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 89°51'43" West, along the South line of said Northeast Quarter, 486.8 feet; thence North 0°00' East, parallel with the East line of said Northeast Quarter, 301.17 feet; thence North 90°00' East 145.3 feet; thence South 0°00' East, 150 feet; thence North 90°00' East, 341.5 feet; thence South 0°00' East, along the East line of said Northeast Quarter, 150 feet to the POINT OF BEGINNING.

Tract 2:  
 Commencing at the Southeast Corner of the Northeast Quarter of Section 28, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 0°00' East, along the East line of said Northeast Quarter, 150 feet to a POINT OF BEGINNING; thence South 90°00' West, 341.5 feet; thence North 0°00' East, 150 feet; thence North 90°00' East, 341.5 feet; thence South 0°00' East, along the East line of said Northeast Quarter, 150 feet to the POINT OF BEGINNING.

GRIFFITHS & ASSOCIATES, INC.  
 Arthur G. Griffiths, Registered Professional Land Surveyor  
 KANSAS LAND SURVEYOR  
 5-26-98

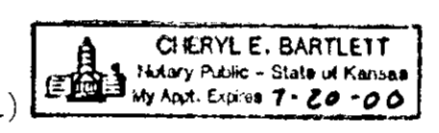
Know all men by these presents that we, Ronald F. Becker and Sharon K. Becker, being the owners of the land described in the Surveyor's Certificate, have caused said land to be surveyed and platted into lots and a street, the same to be known as "BECKER ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Utility easements are hereby granted as shown for the construction and maintenance of all public utilities. The drainage easement is for drainage purposes. Access control shall be as shown on the face of the plat.

*Ronald F. Becker*  
 Ronald F. Becker  
*Sharon K. Becker*  
 Sharon K. Becker

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1998 by Ronald F. Becker and Sharon K. Becker.

*Cheryl E. Bartlett*, Notary Public  
 Cheryl E. Bartlett



My Commission Expires: July 20, 2000 (SEAL)

This plat of "BECKER ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chairman  
 Richard E. Lopez

\_\_\_\_\_, Secretary  
 Marvin S. Krout

(SEAL)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

(Seal)

The plat approval and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Chairman  
 Mark F. Schroeder

\_\_\_\_\_, Pro-tem Chairman  
 Paul W. Hancock

\_\_\_\_\_, Commissioner  
 Betsy Gwin

\_\_\_\_\_, Commissioner  
 Thomas G. Winters

\_\_\_\_\_, Commissioner  
 Melody C. Miller

ATTEST:

\_\_\_\_\_, County Clerk  
 James Alford

(SEAL)

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, County Clerk  
 James Alford

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 \_\_\_\_\_ a.m. - p.m., on the \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Register of Deeds  
 Bill Meek

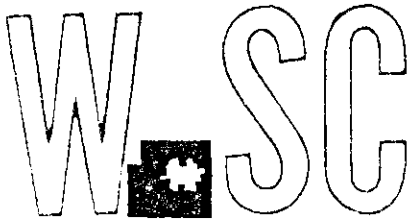
\_\_\_\_\_, Chief Deputy  
 Linda Kizzire



Griffiths & Associates, Inc.  
 Land Surveyors

438 N. Ohio  
 Wichita, KS 67214  
 (316) 267-2900  
 Fax (316) 262-0080

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

May 15, 1998

FILE COPY

Griffiths & Associates, Inc.  
438 N. Ohio  
Wichita, KS 67214

Re: S/D 98-39 -- One-Step Final Plat of BECKER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 1998, 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 8, 1998.

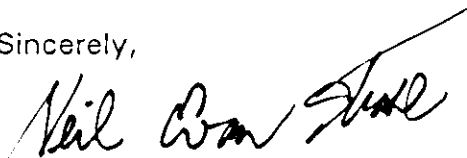
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

S/D 98-39 -- One-Step Final Plat of BECKER ADDITION  
May 15, 1998 -- Page 2

Sincerely,

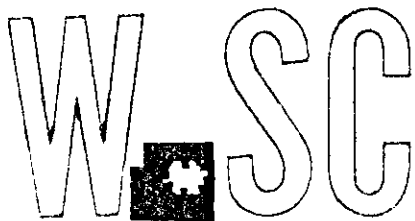
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with a long, sweeping line extending from the end of the name.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Ronald and Sharon Becker, 1713 E. Idlewild, Wichita, KS 67216  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421  
FAX (316) 268-4390

May 8, 1998

Griffiths & Associates, Inc.  
438 N. Ohio  
Wichita, KS 67214

Re: S/D 98-39 -- One-Step Final Plat of BECKER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- 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. County Health may require restrictive covenants limiting the uses unless Protective Overlay restrictions address this concern. Septic systems will be approved as the lots have passed percolation tests.
- B. City Engineering needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time. A petition for future water and sewer is required.
- 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. A 40-foot drainage easement along the south side of the plat is requested.
- E. The legal description should be corrected to reference a 50-foot street right-of-way dedication.
- F. County Engineering needs to comment on the need for improvements to Hydraulic. No improvements are needed. Access openings are limited to one opening per lot.



- 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. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.
- I. The distance from the plat to the tie point should be denoted.
- J. The southern line of the plat should be labeled, "South line of the Northeast Quarter of Section 28".
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need

S/D 98-39 -- One-Step Final Plat of BECKER ADDITION  
May 8, 1998 - Page 3

for any additional utility easements to be platted on this property. *Southwestern Bell has requested additional easements.*

S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Ronald and Sharon Becker, 1713 E. Idlewild, Wichita, KS 67216  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,  
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

**STAFF REPORT**

(One-Step Final Plat-Approved 5/7/98)

**CASE NUMBER:** S/D 98-39 - BECKER ADDITION

**OWNER/APPLICANT:** Ronald and Sharon Becker, 1713 E. Idlewild,  
Wichita, KS 67216

**SURVEYOR/ENGINEER:** Griffiths & Associates, Inc., 438 N. Ohio,  
Wichita, KS 67214

**LOCATION:** West side of Hydraulic, South of 55th St. South

**SITE SIZE:** 3.36 acres

**NUMBER OF LOTS**

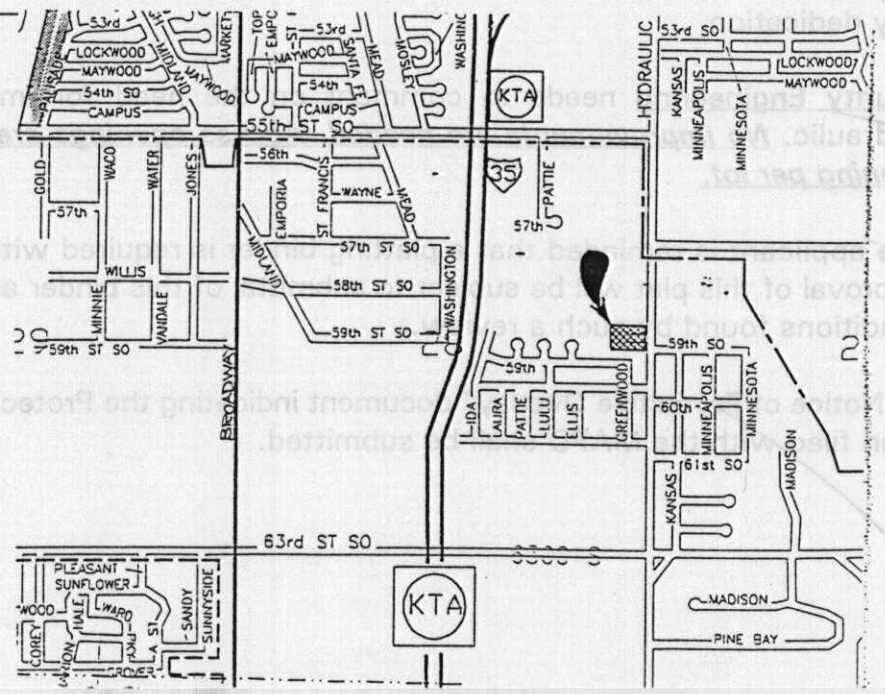
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 1.0 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-20, Residential (Lot 1)  
GC, General Commercial (Lot 2)

**VICINITY MAP**



Note: Lot 2 of this site has been approved for a zone change (SCZ-0760) from SF-20, Single-Family Residential to GC, General Commercial subject to platting. A Protective Overlay district was also imposed. The site is located in the County within three-miles of the City's boundary in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

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. County Health may require restrictive covenants limiting the uses unless Protective Overlay restrictions address this concern. Septic systems will be approved as the lots have passed percolation tests.
- B. City Engineering needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time. A petition for future water and sewer is required.
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- 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. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.

- I. The distance from the plat to the tie point should be denoted.
- J. ~~The~~ southern line of the plat should be labeled, "South line of the Northeast Quarter of Section 28".
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment

S/D 98-39 -- One-Step Final Plat of BECKER ADDITION

May 14, 1998 - Page 4

on the need for any additional utility easements to be platted on this property.  
*Southwestern Bell has requested additional easements.*

- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.