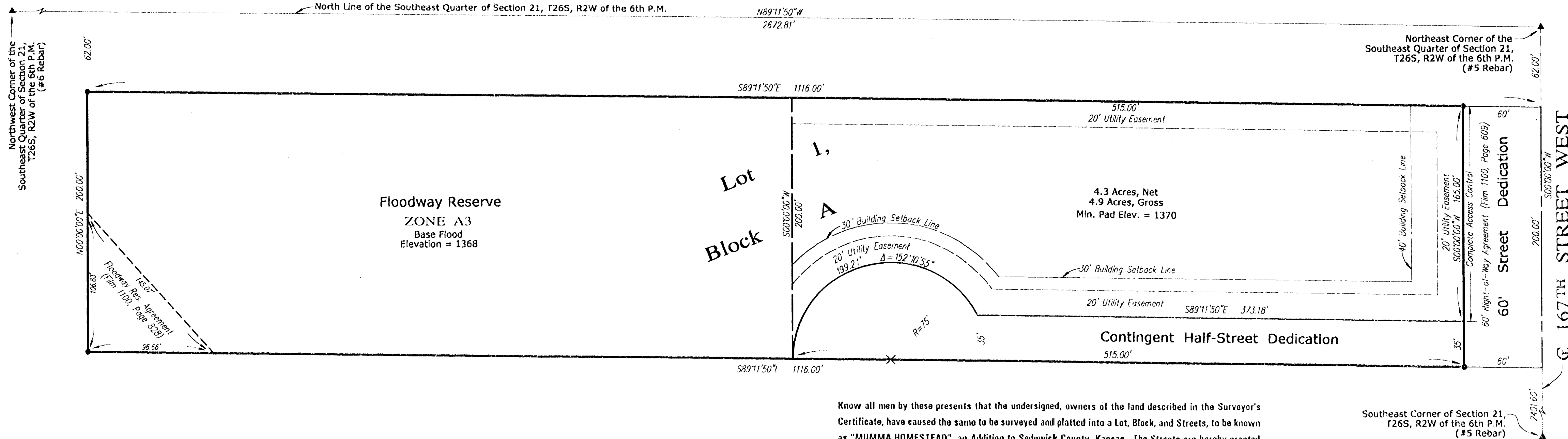
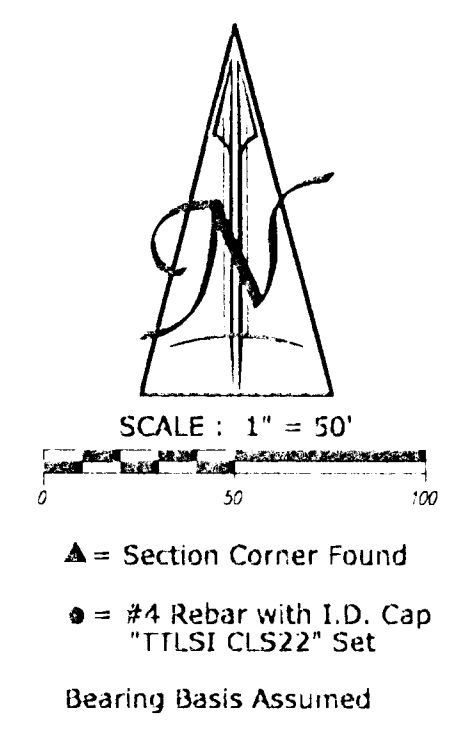




FINAL PLAT OF  
"MUMMA HOMESTEAD"  
AN ADDITION TO  
SEDGWICK COUNTY, KANSAS  
IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



Final tracing  
received 6/1/04

**BENCH MARK:**  
Sedgwick County Bench Mark, 604 Nail in High Line Pole, 15' North and 35' West of the Northeast Corner of the Southeast Quarter of Section 21, T26S, R2W of the 6th P.M.

Elevation: 1374.96 MSL

**FLOOD ZONE:**  
Subject property is in Zone C and in Zone A3, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0125 A, effective June 3, 1986.

State of Kansas )  
Sedgwick County ) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the Southeast Quarter of Section 21, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point on the East line of said Southeast Quarter which is at an assumed bearing of South 0°00'00" West, a distance of 62.00 feet from the Northeast corner of said Southeast Quarter; thence South 0°00'00" West, on the East line of said Southeast Quarter, a distance of 200.00 feet; thence North 89°11'50" West, parallel with the North line of said Southeast Quarter, a distance of 1116.00 feet; thence North 0°00'00" East, a distance of 200.00 feet; thence South 89°11'50" East, a distance of 1116.00 feet to the Point of Beginning. Said tract contains 5.12 acres, more or less, and is subject to any easements, agreements, rights-of-way and restrictions of record.

TERRA TECH LAND SURVEYING, INC.

Dave Goodrich LS #957  
Date April 30, 2004



Reviewed in accordance with K.S.A. 58-2005 on this day of , 2004.

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

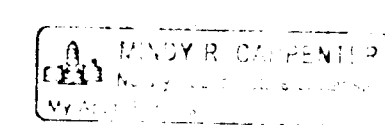
Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, Block, and Streets, to be known as "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The contingent street dedication as shown hereon shall become effective in the event that the City of Colwich or Sedgwick County determines a need for the right-of-way for any street purposes. All abutters' rights of access to or from 167th Street West, over and across the East line of the North 165.00 feet of Lot 1, Block A, "MUMMA HOMESTEAD", are hereby granted to the appropriate governing body. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The floodway reserve shall be owned and maintained by the owner of Lot 1, Block A. No building 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 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. A minimum pad elevation (lowest opening) of 1370 MSL is hereby established for Lot 1, Block A, as shown hereon.

Joseph D. Hemmen Jeannie P. Hemmen

State of Kansas )  
Sedgwick County ) ss  
This instrument was acknowledged before me this day of , 2004,  
by Joseph D. Hemmen and Jeannie P. Hemmen.

MINDY R. CARPENTER, Notary Public

My Commission Expires:



This plat of "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 2004.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

Ronald L. Marnell, Chairman

John L. Schlegel, Secretary

State of Kansas )  
County of Sedgwick ) ss

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on , 2004.

(Seal)

Thomas G. Winters, Commission Chairman

Attest: Don Brace, County Clerk

(Seal)

Entered on transfer record this day of , 2004.

Don Brace, County Clerk

State of Kansas )  
Sedgwick County ) 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 , 2004.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

TERRA TECH  
LAND SURVEYING, INC.

22200 W. 63rd St. S.  
Vale, Kansas 67149  
(316) 794-2963 / 794-3273  
Fax (316) 794-3274



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

March 11, 2004

Michele Webster  
Terra Tech Land Surveying  
22200 W. 63<sup>rd</sup> Street South  
Viola, KS 67149

RE: SUB 2004-15 -- One-Step Final Plat of Mumma Homestead Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 2004, 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 February 26, 2004.

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: Joseph D. and Jeannie P. Hemmen, 5001 N. 167<sup>th</sup> Street West, Colwich, KS 67030-0021  
Jim Armour, Acting City Engineer, Department of Engineering  
Kevin Holman, Sedgwick County Fire Department  
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.wichita.gov](http://www.wichita.gov)



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

February 27, 2004

Michele Webster  
Terra Tech Land Surveying  
22200 W. 63<sup>rd</sup> Street South  
Viola, KS 67149

RE: SUB 2004-15 -- One-Step Final Plat of Mumma Homestead Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 2004, 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. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. *In lieu of a petition a No Protest Agreement is requested.*
- C. This site is located over the Equus Beds aquifer. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *County Engineering advises that the floodway line needs to be revised to the east to elevation of 1368'. A minimum pad elevation of 1370' is recommended.*
- F. **County Engineering** recommends a one-lot plat and waiver of lot width-to-depth ratio. *The Subdivision Committee has approved a one-lot plat.*
- H. The plat denotes one opening along 167th St. West along the south property line in alignment with a contingent dedication of street right-of-way. *The Subdivision Committee has approved the access controls.*

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

**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

- I. A turnaround is needed for the contingent street dedication.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess 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 will need 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).
- K. A "block" should be designated on the face of the plat and referenced in the owner's certificate.
- L. 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 (316-322-8247) to have a wetland determination completed."
- M. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- N. The signature line for the County Commissioners Chairman needs to reference "Thomas G. Winters".
- O. The Applicant is advised that if platted, the building setback along 167th St. West may be reduced to 30 feet.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for both lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *This modification has been approved.*
- Q. 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.
- R. 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.)
- S. 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.

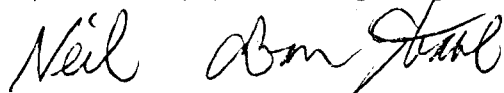
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . 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, March 11, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, KS.

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

**STAFF REPORT**

(One-Step Final Plat Approved 2/26/04)

**CASE NUMBER:** SUB 2004-15 -- MUMMA HOMESTEAD ADDITION

**OWNER/APPLICANT:** Joseph D. and Jeannie P. Hemmen, 5001 N. 167th St. West,  
Colwich, KS 67030-0021

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd  
St. South, Viola, KS 67149

**LOCATION:** West side of 167th St. West, North of 45th St. North

**SITE SIZE:** 5.12 Acres

**NUMBER OF LOTS**

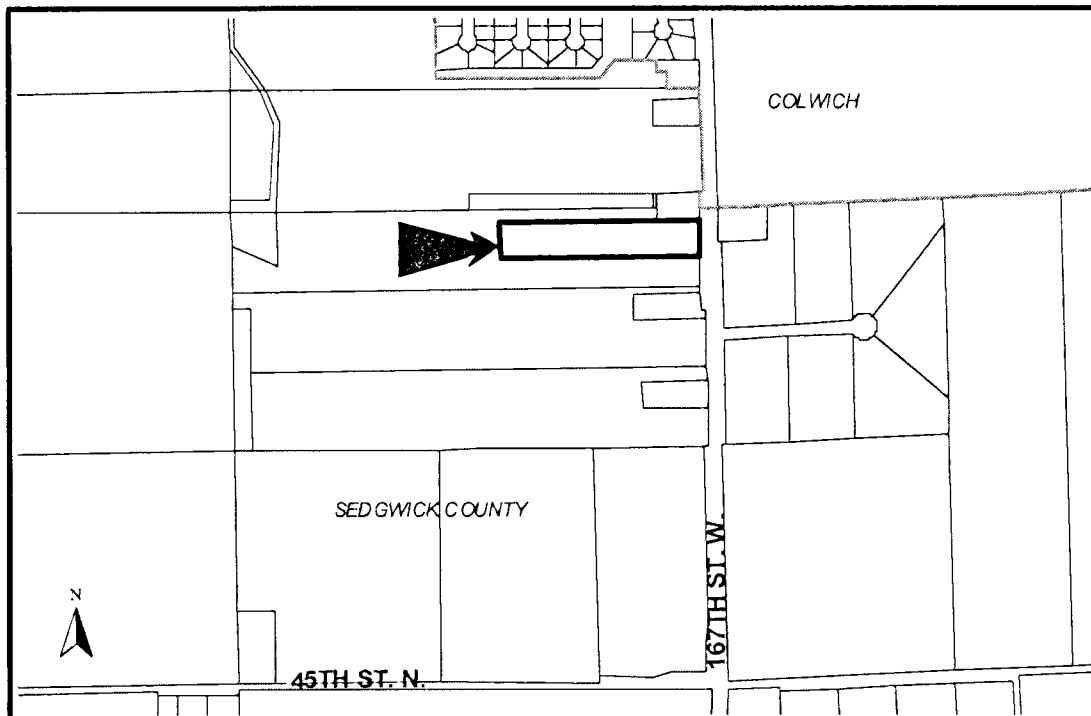
|              |          |
|--------------|----------|
| Residential: | 2        |
| Office:      |          |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |

**MINIMUM LOT AREA:** 2 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**





**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 Colwich Area of Influence. The site is located within the 100-year floodplain.

**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. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. *In lieu of a petition a No Protest Agreement is requested.*
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**SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION**  
**March 11, 2004 - Page 3**

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**SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION**

**March 11, 2004 - Page 4**

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