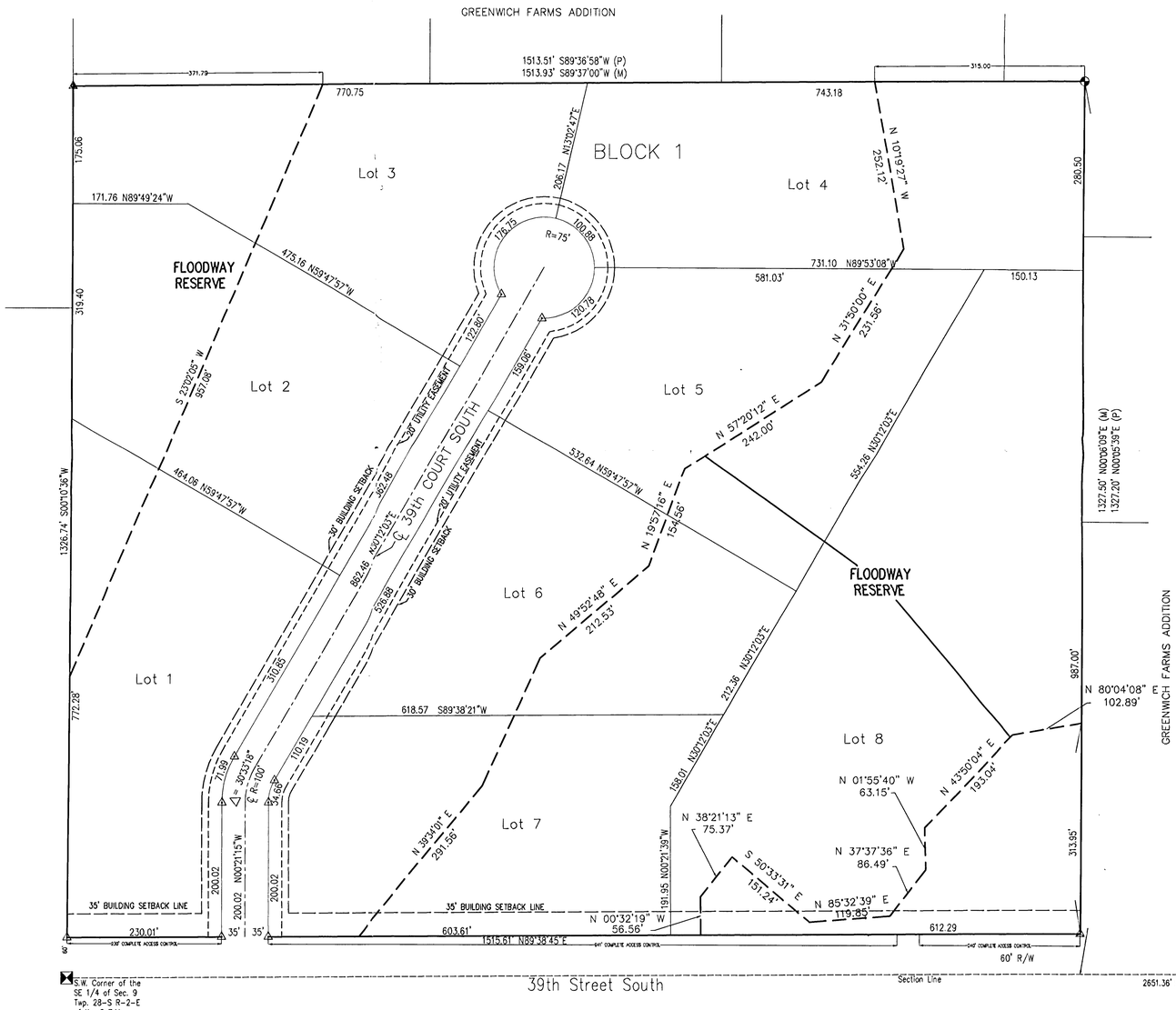
FINAL PLAT
SPOTSWOOD ADDITION
TO SEDGWICK COUNTY, KANSAS



CERTIFICATE OF SURVEY

State of Kansas)
) SS
County of Sedgwick)

I, Jeffrey L. Dettmann, licensed and authorized to practice surveying in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting "Spotswood Addition" an addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows:

The Southwest Quarter of the Southeast Quarter and the West 190 feet of the Southeast Quarter of the Southeast Quarter of Section 9, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____Day of _____, 2001

_____
Jeffrey L. Dettmann L.S. #950

OWNER'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

Know all men by these presents that I the undersigned owner of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block. The same to be known as Spotswood Addition to Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The 60' Street Right-of Way along 39th Street South is hereby dedicated to and for the use of the public.Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. Floodway Reserves are hereby dedicated for drainage purposes. The Floodway reserve shall be the responsibility of the owners of Lots 1 thru 8, until such time as the governing body exercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage. No structure shall be constructed on or within the Floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the Engineer of the appropriate governing body. FEMA flood plain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended use within the subdivision. A drainage plan has been developed for the plat and all drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and will remain unobstructed to allow for the conveyance of stormwater.

_____
David T. Spotswood, Trustee of the
David T. Spotswood Revocable Trust

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This instrument was acknowledged before me on the _____ day of _____, 2001 by David T. Spotswood, Trustee of the David T. Spotswood Revocable Trust.

_____, Notary Public

My commission expires:

PLANNING AGENCY CERTIFICATE

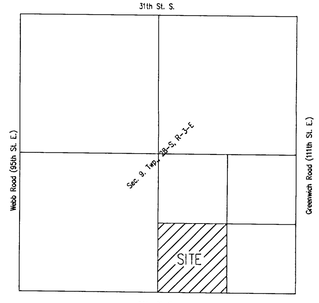
State of Kansas)
) SS
County of Sedgwick)

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

MINIMUM PAD ELEVATION SUBJECT TO CURRENT FLOOD PLAIN REGULATIONS		
LOT	BLOCK	ELEVATION M.S.L.
1	1	1349
2	1	1350
3	1	1351
4	1	1349
5	1	1348
6	1	1346
7	1	1345
8	1	1346

BENCHMARK
Square Cut at Center of South Hub Guard of RCBC Approximately 610' East of the SW Cor. of Sec. 9 Twp. 28-S R-1-E.
Elevation of 1341.02 M.S.L.

LEGEND
- △ = 1/2" ø BAR L.S. #950 (SET)
- ▲ = 1" ø BAR (FOUND)
- ◉ = 3/4" ø BAR (FOUND)
- △ = 1/2" ø BAR (FOUND)
- ◇ = 5/8" ø BAR (FOUND)
- ⋈ = STONE (FOUND)



Vicinity Map
NOT TO SCALE

100 0 50 100

Dwn. By: G.A.F.	Aprvd. By: JLD
Dwg. No. 1276T	Scale: 1" = 100'

Sheet 1 of 1

Prepared For: David Spotswood 10930 E 39th St. S.	Project Location: Wichita, Kansas
	Project Address: 10930 E 39th St. S.
	Project Name: Spotswood Addition, Sedgwick County, Kansas.
Job Order Number: 1276T	C:/Drawings/Plats/1276T

BENCHMARK LAND SURVEY
JEFFREY DETTMANN, L.S.
309 S. Laura
Suite 214
WICHITA, KANSAS 67211
(316) 262-2262

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2001

Jeff Dettmann
Benchmark Land Survey, Inc.
309 S. Laura, Suite 214
Wichita, KS 67211

RE: SUB 2001-49 -- One-Step Final Plat of Spotswood Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 2001, 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 May 18, 2001.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2001

Jeff Dettmann
Benchmark Land Survey, Inc.
309 S. Laura, Suite 214
Wichita, KS 67211

RE: SUB 2001-49 -- One-Step Final Plat of Spotswood Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

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. The applicant proposes sewage lagoons for 8 lots. Health Department should comment on floodway reserve constraints. *A site layout is requested for Lot 7, Block 1. The Health Department needs to approve a site layout before the MAPC Meeting.*

B. City Water and Sewer Department has required a petition for future extension of City water and sewer services.

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 drainage plan is approved. A flood study is required. A minimum pad elevation needs to be established. A drainage reserve is required between Lots 6 and 7.*

E. The plattor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.

F. The applicant shall dedicate 30 feet for street right-of-way and reference said dedication in the plattor's text.

G. The diameter of the turnaround should be increased to 150 feet to conform with Subdivision Regulations.

H. County Engineering needs to comment on the access controls. The plat proposes one access opening along MacArthur Road for Lot 1, Block 2. *One opening is approved.*

I. The plat shall be included within one block. Lot 1, Block 2 should be labeled as Lot 8.

J. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. *County Fire Department has required that the street be installed prior to the issuance of building permits.*

K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

M. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".

N. The County Commissioners signature block needs to only reference the Chair.

O. The applicant is advised that if platted, the building setbacks must be 35 feet along MacArthur Road to conform with the Zoning setback standard for County section line roads.

P. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 4, Block 1. 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.,*

Q. The County Fire Department needs to comment on the plat's street names. *County Fire Department has recommended 39th Court South.*

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

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

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

Z. 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.

AA. 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.

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 24, 2001, at 1:30 p.m.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-1
JUNE 7, 2001

STAFF REPORT
(One-Step Final Plat Approved 5/17/01; MAPC Deferred 5/24/01)

CASE NUMBER: SUB 2001-49 -- SPOTSWOOD ADDITION

OWNER/APPLICANT: David T. Spotswood, 10830 E. MacArthur Road, Derby, KS 67037-9103

SURVEYOR/ENGINEER: Benchmark Land Surveying, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: North side of MacArthur Road, West of Greenwich Road

SITE SIZE: 44.05 Acres

NUMBER OF LOTS

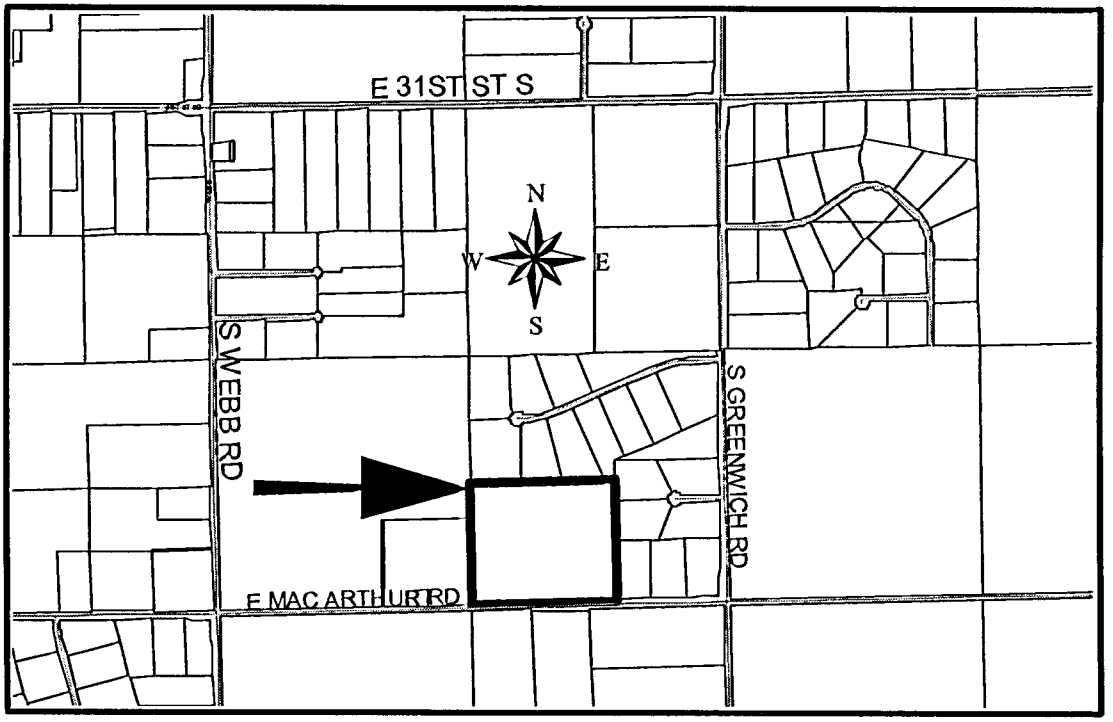
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 4.51 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

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. The applicant proposes sewage lagoons for 8 lots. **Health Department** should comment on floodway reserve constraints. ***A site layout is requested for Lot 7, Block 1.***

B. **City Water and Sewer Department** has required a petition for future extension of City water and sewer services.

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 drainage plan is approved. A flood study is required. A minimum pad elevation needs to be established. A drainage reserve is required between Lots 6 and 7.***

E. The plattor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.

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G. The diameter of the turnaround should be increased to 150 feet to conform with Subdivision Regulations.

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