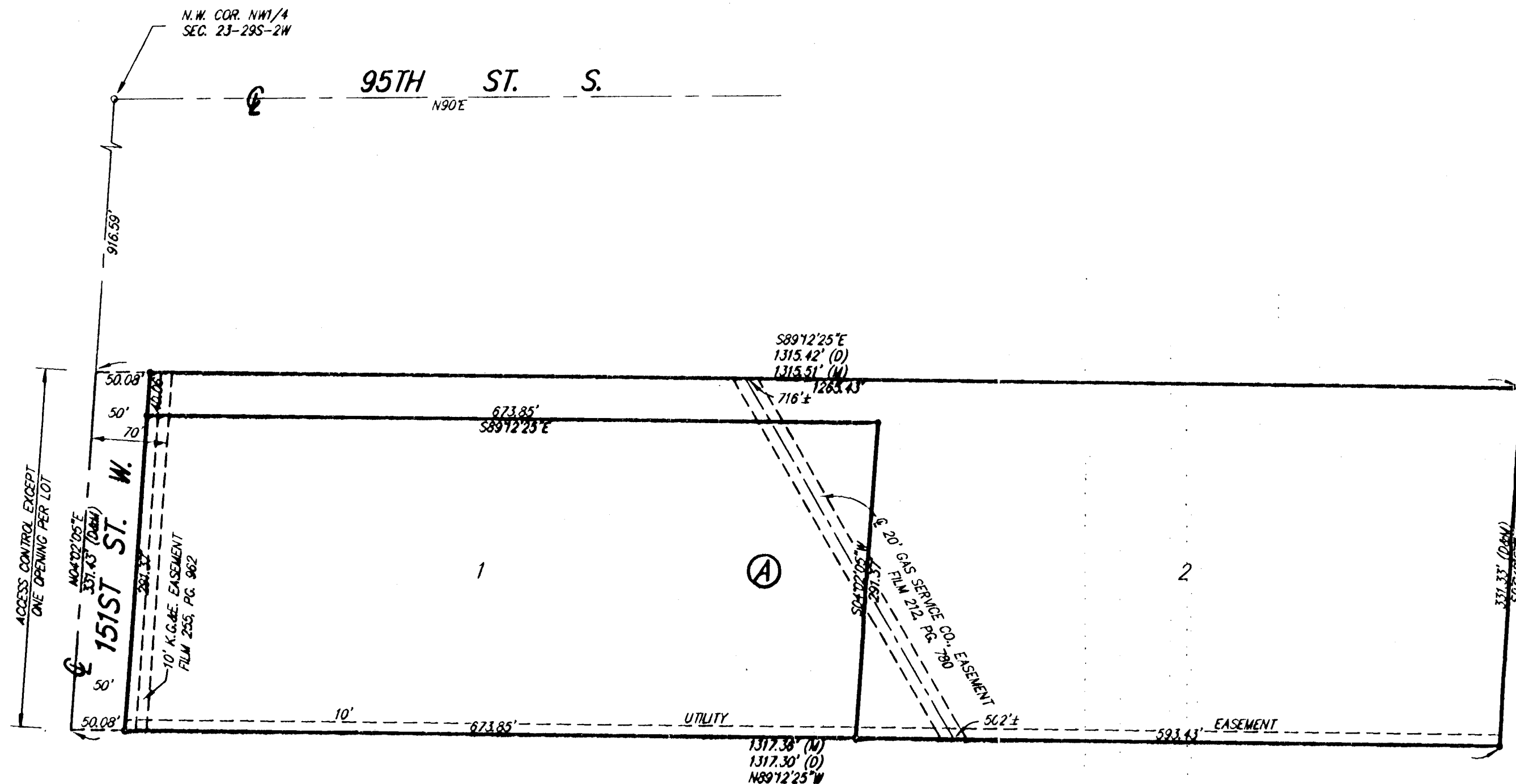
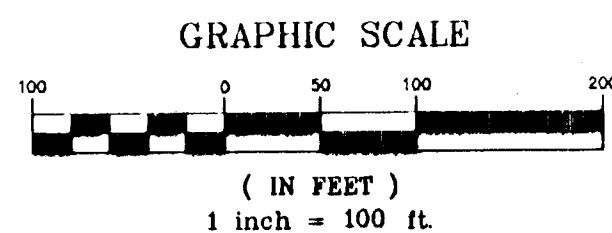


LAWRENZ ADDITION

SEDGWICK COUNTY, KANSAS



SRB



- = 3/4" IRON PIPE (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)

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 "LAWRENZ ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NW1/4 of Sec. 23, Twp. 29-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as beginning at a point on the west line of said NW1/4, being 916.59 feet south of the N.W. Corner thereof; thence S89°12'25"E, 1315.42 feet to the east line of the west half of said NW1/4; thence S03°42'57"W, 331.33 feet on the east line of the west half of said NW1/4; thence N89°12'25"W, 1317.30 feet to the west line of said NW1/4; thence N04°02'05"E, 331.43 feet to the point of beginning.

Date 3 April 2000 Savoy, Ruggles & Bohm, P.A.
Mark A. Savoy, RLS #788 Surveyor

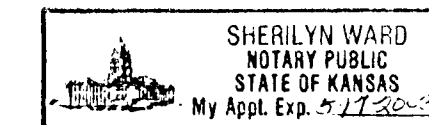
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Street to be known as "LAWRENZ ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from 151st Street West over and across the west line of Lots 1 and 2 are hereby granted to the appropriate governing body, provided however, that Lots 1 and 2 shall have access to 151st Street West at one location each as shall be determined by the Engineer of the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Donald Lawrenz LaDonna Lawrenz

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 29th day of April, 2000, by Donald Lawrenz and LaDonna Lawrenz, Husband and Wife.

My App't. Exp. 5-17-2003



We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "LAWRENZ ADDITION", Sedgwick County, Kansas.

Capitol Federal Savings and Loan Association

by Mark Gleason, VP
Mark Gleason

This plat of "LAWRENZ 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 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman
Marvin S. Krout Secretary

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.

Bill Hancock Chairman
James Alford County Clerk

Entered on transfer record this day of , 2000.

James Alford County Clerk

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

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

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.

Bill Meek Register of Deeds

Linda Kizzire Deputy

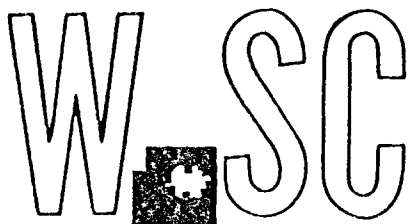
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 3rd day of May, 2000, by MARK GLEASON, of Capitol Federal Savings and Loan Association, on behalf of the Association.

My App't. Exp. 1-24-02

Francine G. Rose Notary Public
State of Kansas
My App't. Expires

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

December 17, 1999

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-82 -- One-Step Final Plat of LAWRENZ ADDITION

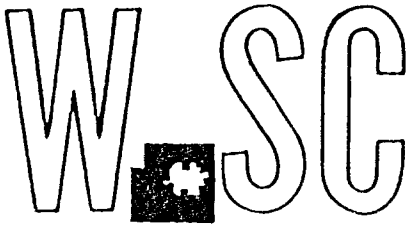
At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 3, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



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

December 6, 1999

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-82 -- One-Step Final Plat of LAWRENCE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, 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.
- 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.
- D. County Engineering needs to comment on the access controls. The plat denotes one opening per lot. The access controls are acceptable.
- F. 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.
- G. The bearing for the east line of the plat needs to correspond with the legal description in the platting text.
- H. Utility easements must be definitely located as per Subdivision Regulations.

- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- J. The platator'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.
- 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 for any additional utility easements to be platted on this property.
- S. 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 Release 13 version of 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,

RE: S/D 99-82 -- One-Step Final Plat of LAWRENCE ADDITION
December 6, 1999
Page 3

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 matter will be forwarded to the Planning Commission for its consideration on Thursday, December 16, at 10:00 a.m.

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Donald and LaDonna Lawrenz, P.O. Box 82, Clearwater, KS 67026
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

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-82 -- LAWRENZ ADDITION

OWNER/APPLICANT: Donald and LaDonna Lawrenz, P.O. Box 82, Clearwater, KS 67026

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

LOCATION: South of 95th St. South, East side of 151st St. West

SITE SIZE: 10 Acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in the Clearwater Area of Influence. 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.
- 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.
- D. **County Engineering** needs to comment on the access controls. The plat denotes one opening per lot.
- E. MAPD requests the dedication of a 70-foot contingent right-of-way along the north line of the plat to provide potential street connection to the adjoining unplatted property.
- F. 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.
- G. The bearing for the east line of the plat needs to correspond with the legal description in the plat's text.
- H. Utility easements must be definitely located as per Subdivision Regulations.
- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- J. 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.
- 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.
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