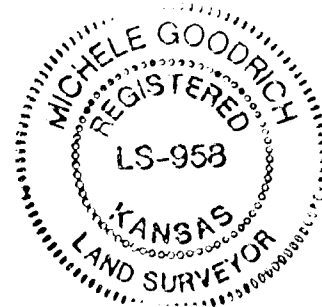


A-1-99
final tracing



Elevation: 143.95 City Datum

TERRA TECH
LAND SURVEYING INC.

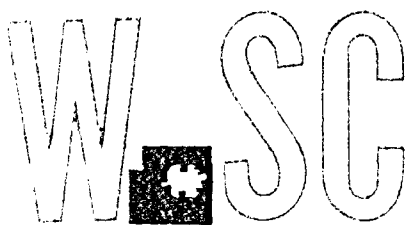
239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

My Commission Expires: _____

James Alford County Clerk

Michelle
Dadrich
3-18-99

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

March 12, 1999

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-16 -- One-Step Final Plat of LAMP HOMEPLACE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 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 revised letter of March 8, 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 and 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.

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

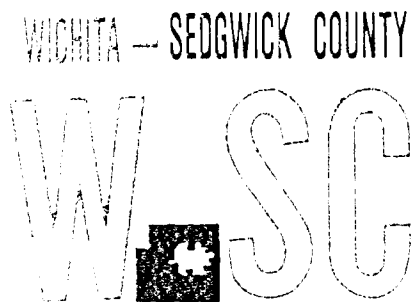
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division



NES:ch

Copies to: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203
Eric Lamp, Agent, 9221 Harvest, Wichita, KS 67212
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
DEPARTMENT

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

March 8, 1999

***REVISED**

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-16 -- One-Step Final Plat of LAMP HOMEPLACE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 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. Standard soil testing is required.
- B. County Engineering needs to verify if any other additional guarantees are 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. The drainage plan needs to be reviewed. Floodway reserves need to be platted along the eastern portion of the plat and within the "panhandle".
- *E. To improve access to future adjoining lots and insure that no landlocked lots are created, the Subdivision Committee has required a 70-ft wide contingent right-of-way dedication along the west line of the plat along the panhandle connecting with a 35-ft wide contingent right-of-way along the north line of the plat and a 35-ft wide dedication of contingent dedication of right-of-way along the east line.
- F. The final plat tracing shall denote complete access control except for one opening along 31st St. South and reference the access control in the plat's text.

- G. The legal description needs to accurately portray the land being platted. It would appear that the distance of 624.05 should be revised to 674.05 to include the dedicated right-of-way.
- H. County Fire needs to comment on the acceptability of a 624-ft private-type drive for emergency access.
- I. 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.
- 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 utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell has requested additional easements.**
- 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

S/D 99-16 -- One-Step F. . Plat of LAMP HOMEPLACE ADDITION
March 8, 1999
Page 3

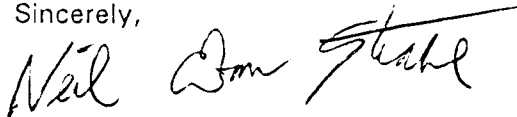
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, March 11, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203
Eric Lamp, Agent, 9221 Harvest, Wichita, KS 67212
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

***REVISED**
STAFF REPORT

(One-Step Final Plat Approved 3/4/99)

CASE NUMBER: S/D 99-16 - LAMP HOMEPLACE ADDITION

OWNER/APPLICANT: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203

AGENT: Eric Lamp, 9221 Harvest, Wichita, KS 67212

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: South side of 31st St. South, West of Maize Road

SITE SIZE: 6.78 acres

NUMBER OF LOTS

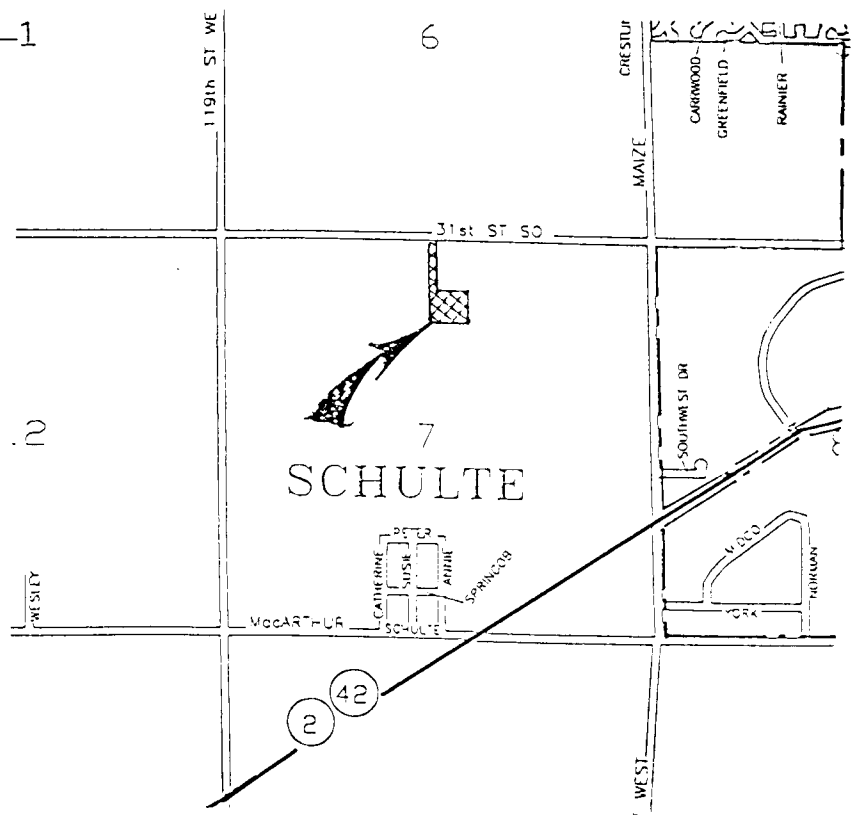
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 6.7 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP _____ -1



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "agricultural" 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. Standard soil testing is required.
- B. County Engineering needs to verify if any other additional guarantees are 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. The drainage plan needs to be reviewed. Floodway reserves need to be platted along the eastern portion of the plat and within the "panhandle".
- *E. To improve access to future adjoining lots and insure that no landlocked lots are created, the Subdivision Committee has required a 70-ft wide contingent right-of-way dedication along the west line of the plat along the panhandle connecting with a 35-ft wide contingent right-of-way along the north line of the plat and a 35-ft wide dedication of contingent dedication of right-of-way along the east line.
- F. The final plat tracing shall denote complete access control except for one opening along 31st St. South and reference the access control in the plat's text.
- G. The legal description needs to accurately portray the land being platted. It would appear that the distance of 624.05 should be revised to 674.05 to include the dedicated right-of-way.
- H. County Fire needs to comment on the acceptability of a 624-ft private-type drive for emergency access.
- I. 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.
- 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 utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell has requested additional easements.**
- 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.