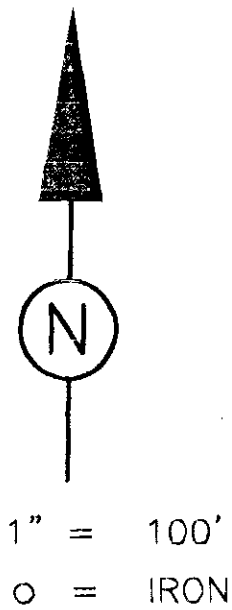
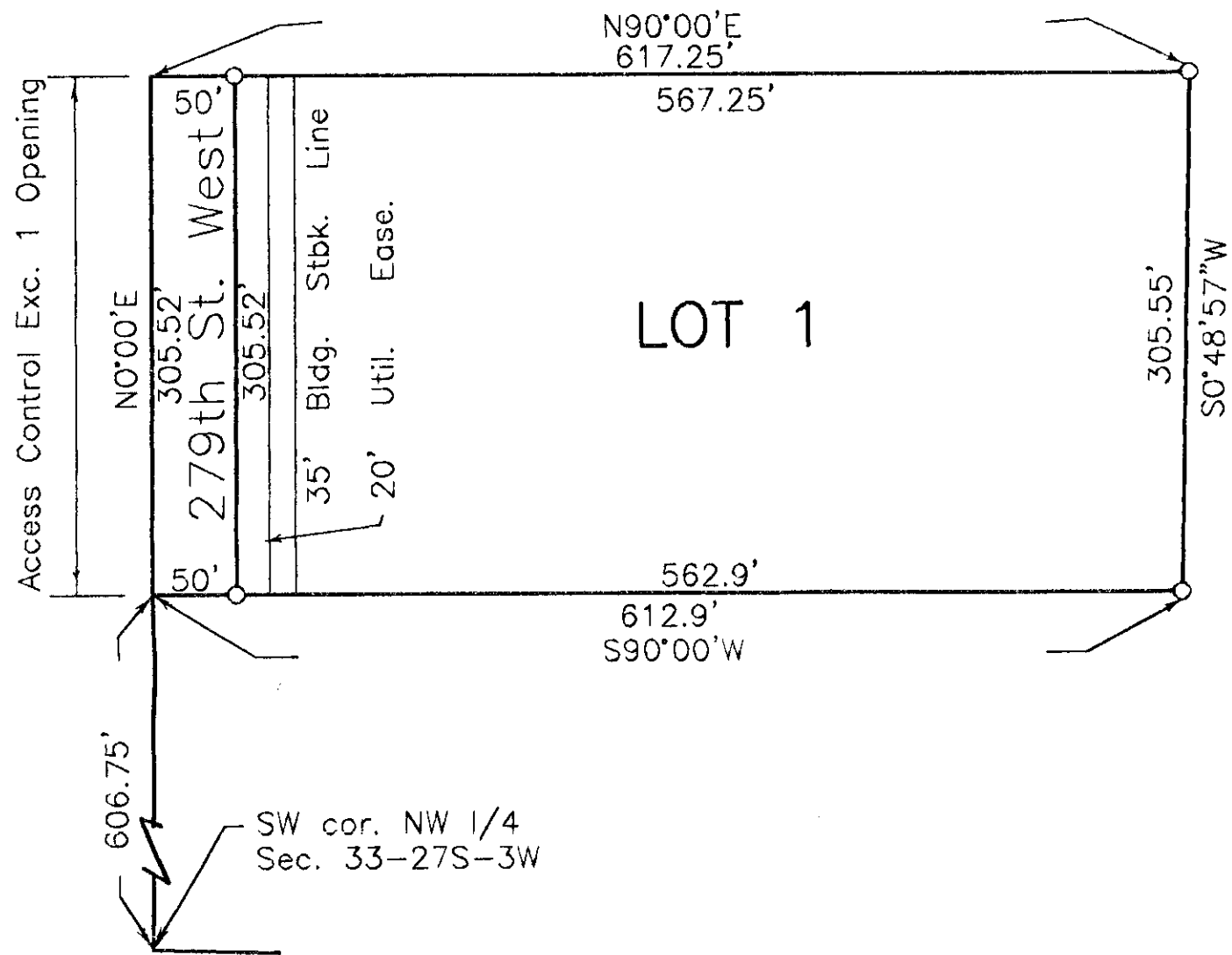


MILES COUNTRY LANE ADDITION
SEDGWICK COUNTY, KANSAS



This plat approved 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
Fifth District
_____, Chairman Pro-Tem
Paul W. Hancock
Second District
_____, Commissioner
Betsy Gwin
First District
_____, Commissioner
Thomas G. Winters
Third District
_____, Commissioner
Melody C. Miller
Fourth District

ATTEST:

_____, County Clerk
James Alford

Entered on transfer of record this ____ day of _____, 1998.

_____, County Clerk
James Alford

State of Kansas, County of Sedgwick, SS.

This to certify that this instrument was filed for record in the Register of Deeds Office, at ____ o'clock, ____m., on the ____ day of _____, 1998.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

State of Kansas, County of Sedgwick, SS.

I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "MILES COUNTRY LANE ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: Commencing at the SW corner of the NW 1/4 of Section 33, T27S, R3W of the 6th P.M., Sedgwick County, Kansas; thence N0°00'E along the west line of said NW 1/4, 606.75 feet to a point of beginning; thence N0°00'E along the west line of said NW 1/4, 305.52 feet; thence N90°00'E, 617.25 feet; thence S0°48'57"W, 305.55 feet; thence S90°00'W, 612.9 feet, to the point of beginning.

Jim E. Bishop, L.S.

Know all men by these presents that we, Gene Miles and Marie Miles, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a lot, and a street to be known as "MILES COUNTRY LANE ADDITON", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Utility easement as indicated on the plat is hereby granted for the construction and maintenance of all public utilities.

All abutter's rights of access to or from 279th St. West, over and across the west line of Lot 1, are hereby granted to the appropriate governing body, provided, however, the Lot 1 shall have access to 279th St. West at one location to be designated by the appropriate governing engineer.

Gene Miles

Marie Miles

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by Gene Miles and Marie Miles, husband and wife.

_____, Notary Public

My Commission Expires: _____

This plat of "MILES COUNTRY LANE 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

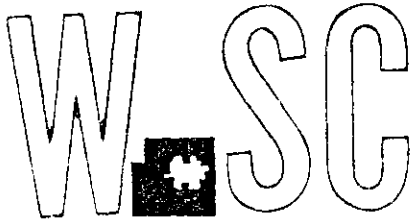
Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chair
Richard E. Lopez

_____, Secretary
Marvin S. Krout

final
6-15-98

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 29, 1998

FILE COPY

Sandalwood Surveying, Inc.
P. O. Box 75053
Wichita, KS 67275-5053

Re: S/D 98-51 -- One-Step Final Plat of MILES COUNTRY LANE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 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 22, 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.

S/D 98-51 -- One-Step Final Plat of MILES COUNTRY LANE ADDITION
May 29, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

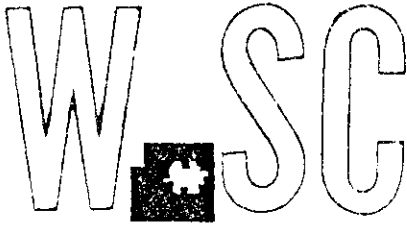
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Gene Miles, 2148 S. 279th St. West, Garden Plain, KS 67050
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 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 22, 1998

Sandalwood Surveying Inc
P. O. Box 75053
Wichita, KS 67275-5053

Re: S/D 98-51 -- Final Plat of MILES COUNTRY LANE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 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. Standard soil testing for septic systems is required.
- 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. The drainage plan is approved.
- D. The plat shall dedicate access controls along 279th St. West, except for one opening per lot. The final plat tracing shall reference the access controls in the plat's text.
- E. Both proposed lots do not meet the minimum dimensional standards (200 ft. lot width, 2 acres) for the Rural Residential district. Lot 1 contains 84,927 sq. ft (1.949 acres) and 150 ft. lot width. The lot width of Lot 2 is 155 feet. The applicant intends to plat this site into one lot which will conform with requirements.
- F. The lot depth of each lot exceeds its width by more than 2½ times (3.6), and approval of this plat will require a waiver of this Subdivision regulation. The applicant intends to plat this site into one lot which will conform with requirements.
- G. The tie points shall reference "27S".



- H. County Engineering needs to comment on the need for improvements to 279th St. West. No improvements are required.
- I. The City Council signature block should be eliminated from the final plat tracing as this plat is beyond three miles from the City's boundary.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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/D 98-51 -- Final Plat of MILES COUNTRY LANE ADDITION
May 22, 1998 - Page 3

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 28, 1998, 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, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Gene Miles, 2148 S. 279th St. West, Garden Plain, KS 67050
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

AGENDA ITEM NO. 2-5

May 28, 1998

STAFF REPORT

(One-Step Final Plat-Approved 5/21/98)

CASE NUMBER: S/D 98-51 - MILES COUNTRY LANE ADDITION

OWNER/APPLICANT: Gene Miles, 2148 S. 279th St. West,
Garden Plain, KS 67050

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P.O. Box 75053,
Wichita, KS 67275-5053

LOCATION: East side of 279th St. West, South of 15th St. South

SITE SIZE: 4.31 acres

NUMBER OF LOTS

Residential: 2

Office:

Commercial:

Industrial:

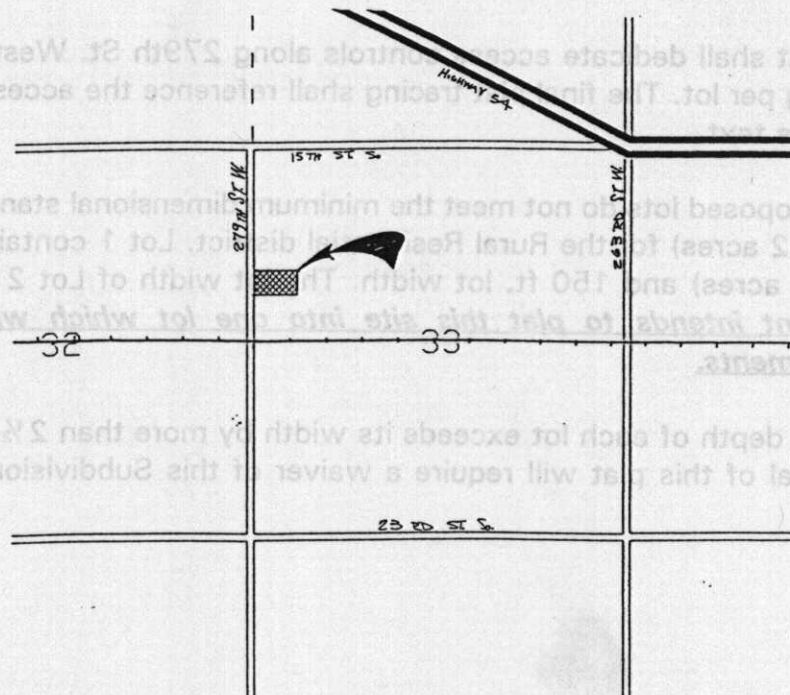
Total: 2

MINIMUM LOT AREA: 1.95 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. It is within the Garden Plain Area of Influence.

MAPD recommends the S/D Committee deny approval of this plat due to: a) noncompliance with dimensional requirements as explained in Item E, b) MAPD's nonsupportive position for a zone change, and c) noncompliance with Subdivision regulations.

Should denial occur, the applicant must first formally request the S/D Committee decision be appealed to the Planning Commission prior to any action being taken by the governing bodies. Should the S/D Committee approve this plat, the following conditions shall apply:

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 for septic systems is required.
- 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. The drainage plan is approved.
- D. The plat shall dedicate access controls along 279th St. West, except for one opening per lot. The final plat tracing shall reference the access controls in the plat's text.
- E. Both proposed lots do not meet the minimum dimensional standards (200 ft. lot width, 2 acres) for the Rural Residential district. Lot 1 contains 84,927 sq. ft (1.949 acres) and 150 ft. lot width. The lot width of Lot 2 is 155 feet. The applicant intends to plat this site into one lot which will conform with requirements.
- F. The lot depth of each lot exceeds its width by more than 2½ times (3.6), and approval of this plat will require a waiver of this Subdivision regulation. The

applicant intends to plat this site into one lot which will conform with requirements.

- G. The tie points shall reference "27S".
- H. County Engineering needs to comment on the need for improvements to 279th St. West. *No improvements are required.*
- I. The City Council signature block should be eliminated from the final plat tracing as this plat is beyond three miles from the City's boundary.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
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- 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

S/D 98-51 -- One Step Final Plat of MILES COUNTRY LANE ADDITION
May 28, 1998 - Page 4

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. This will be used by the City and County GIS Department.