

TERRA TECH

LAND SURVEYING INC.

22200 W. 63rd St. South  
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June 11, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department  
Attn: Neil Strahl, Senior Planner  
10th Floor - City Hall  
455 North Main  
Wichita, Kansas 67202-1688

RECEIVED  
JUN 11 2001  
CITY - ENGINEERING

Re: "REDDI ADDITION"

Dear Neil,

Our client has requested that we change the name of their subdivision plat from "REDDI ADDITION" to "HINDU TEMPLE ADDITION". When they first submitted their application for approval, Mr. and Mrs. Reddi were planning on buying the land outright and donating it to the Hindu community. Since then, the Hindu community has raised funds to help with the purchase of the land and the construction of the temple. Mr. and Mrs. Reddi want the name of the subdivision plat to reflect this joint effort. Thank you for your assistance in this matter.

Very truly yours,

TERRA TECH LAND SURVEYING, INC.



Michele Goodrich, LS

JACKSON HEIGHTS

ZETA

3RD

2ND

BERNICE



**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2001-39 -- REDDI ADDITION

**OWNER/APPLICANT:** Plaza Central Office Park, Inc., Attn: Joel Associates, 6100 E. Central, Suite 215, Wichita, KS 67208-4237; (Contract Purchasers) Ragbunath and Rekha Reddi, 9008 Summerfield, Wichita, KS 67206

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

**LOCATION:** North side of 2nd Street, East of Greenwich

**SITE SIZE:** 2.5 Acres

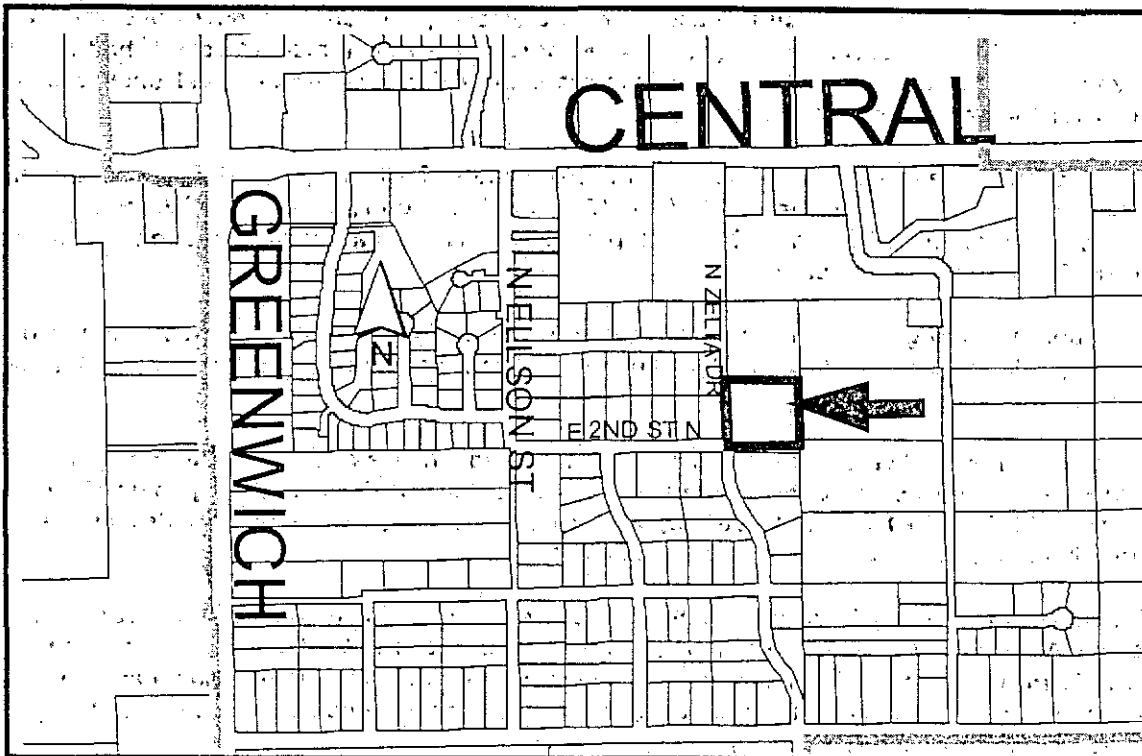
**NUMBER OF LOTS:**  
Residential: 1  
Office:  
Commercial:  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 2.06 Acres

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is an unplatted site located within the City.

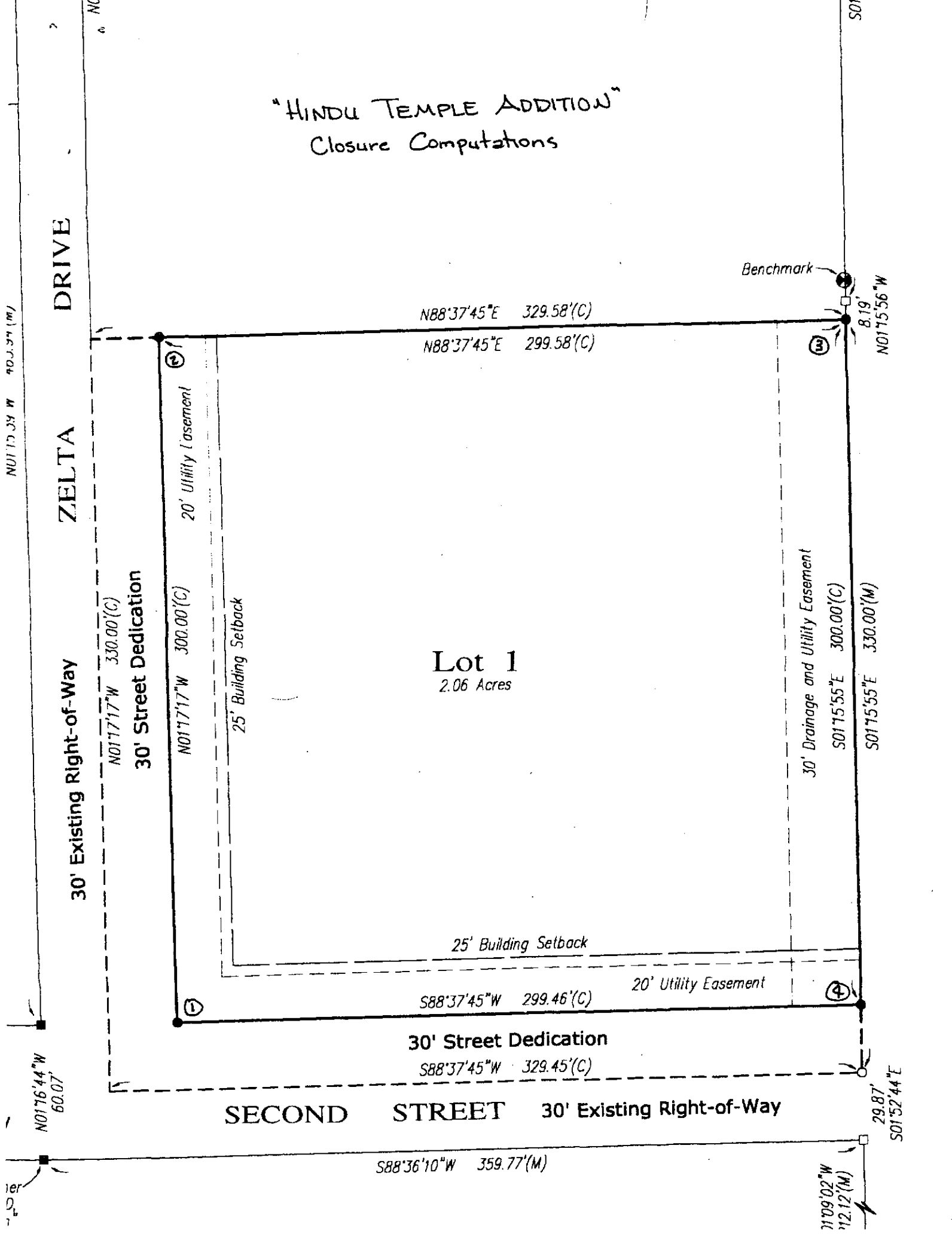
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of public water to serve the lot being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the installation of Second Street to a roadway width of 31-ft back of curb to back of curb.
- F. The applicant shall provide a No Protest Agreement for future improvements to Zelta.
- G. The paving guarantee shall include the installation of an "L" or "T" type turnaround at the terminus of Second Street at the plat's east line.
- H. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- 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 platting 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, Kahopolis 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.

*Need off-site easement*

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

"HINDU TEMPLE ADDITION"  
Closure Computations



N01°15'39"W 403.37'(M)

DRIVE

ZELTA

30' Existing Right-of-Way

N01°16'44"W  
60.07'

N01°17'17"W 330.00'(C)

30' Street Dedication

N01°17'17"W 300.00'(C)

20' Utility Easement

25' Building Setback

Lot 1  
2.06 Acres

25' Building Setback

S88°37'45"W 299.46'(C)

30' Street Dedication

S88°37'45"W 329.45'(C)

SECOND STREET 30' Existing Right-of-Way

S88°36'10"W 359.77'(M)

Benchmark

30' Drainage and Utility Easement

S01°15'55"E 300.00'(C)

S01°15'55"E 330.00'(M)

29.87'

S01°52'44"E

N1°09'02"W  
12.12'(M)

8.19'

N01°15'56"W

S01

1er  
0.4'

Job ID : MG  
Job name :  
Description :  
Reference :  
Projection : None  
Date printed: 11/06/01 9:46am

## Initial parcel

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Point	Bearing	Distance
1		
2	N1°17'17"W	300.000
3	N88°37'45"E	299.580
4	S1°15'55"E	300.000
1	S88°37'45"W	299.461

Area: 89855.99 sq ft  
Lot misclose: no misclose