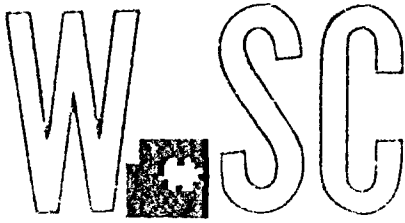


TERRA TECH **LAND SURVEYING INC.**

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

February 25, 2000

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

RE: S/D 98-102 -- Revised Final Plat of WOODLAND GLEN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, 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 February 18, 2000.

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.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



S/D 98-102 -- Revised Final Plat of WOODLAND GLEN ADDITION

February 25, 2000

Page 2

Copies to: Bentley Farms, LLC, C/O James Roach, 5733 S. St. Clair, Wichita, KS 67204
Bob Jantz, 3321 Mascot, Wichita, KS 67204
Ray E. Gould, 3327 Jeanette, Wichita, KS 67204
David N. Jones, 3319 Jeanette, Wichita, KS 67204
Frances and Haldon Gentry, 3315 Jeanette, Wichita, KS 67204
James and Shery Clark, 3300 Woodland Street, Wichita, KS 67204
Walter Lesline, 3511 Elmwood, Wichita, KS 67218
Robert A. Woods, 3320 Jeanette, Wichita, KS 67204
Robert E. Marshall, 5101 Leonard Road, #41, Bryant, TX 77807-9003
James Toben, 902 W. 31st Street North, Wichita, KS 67204
Emery and Malinda Steele, 3228 Jeanette, Wichita, KS 67204
Elzie and Pat Randleas, 1211 W. 35th Street No., Wichita, KS 67204
Shirley Leeper, 3320 Jeanette, Wichita, KS 67204
Gregory L. Schmidt, 4736 Portwest Court, Wichita, KS 67204
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

WICHITA -- SEDGWICK COUNTY



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February 18, 2000

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

RE: S/D 98-102 -- Revised Final Plat of WOODLAND GLEN ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to indicate if any guarantees or easements are needed. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The County Commissioner's signature block may be eliminated.
- F. 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.

- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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, 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, February 24, 2000, at 1:00 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: Bentley Farms, LLC, C/O James Raach, 5733 S. St. Clair, Wichita, KS 67204
Bob Jantz, 3321 Mascot, Wichita, KS 67204
Ray E. Gould, 3327 Jeanette, Wichita, KS 67204
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STAFF REPORT

(Revised Final Plat Approved 2/17/2000; Final Plat Approved 12/31/98)

CASE NUMBER: S/D 98-102 -- WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, 5733 S. St. Clair, Wichita, KS 67204

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

LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: .38 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,361 Sq. Ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This is an unplatted site located within the City. This revised final plat has eliminated the lots that had extended to Mascot Avenue.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to indicate if any guarantees or easements are needed. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The County Commissioner's signature block may be eliminated.
- F. 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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

S/D 98-102 – Revised Final Plat of WOODLAND GLEN ADDITION
February 17, 2000 - Page 3

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.

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