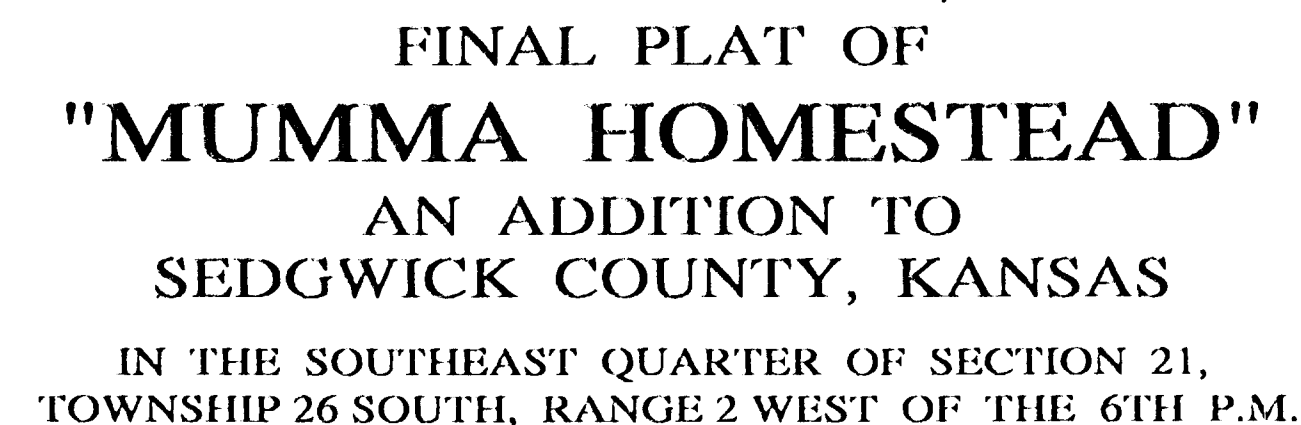


Elevation: 1374.96 MSI

FLOOD ZONE:

Subject property is in Zone C and in Zone A3, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0125 A, effective June 3, 1986.

Ferra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the Southeast Quarter of Section 21, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point on the East line of said Southeast Quarter which is at an assumed bearing of South 0°00'00" West, a distance of 62.00 feet from the Northeast corner of said Southeast Quarter; thence South 0°00'00" West, on the East line of said Southeast Quarter, a distance of 200.00 feet; thence North 89°11'50" West, parallel with the North line of said Southeast Quarter, a distance of 1116.00 feet; thence North 0°00'00" East, a distance of 200.00 feet; thence South 89°11'50" East, a distance of 1116.00 feet to the Point of Beginning. Said tract contains 5.12 acres, more or less, and is subject to any easements, agreements, rights-of-way and restrictions of record.

TERRA TECH LAND SURVEYING, INC

Dave Goodrich LS #957

Date _____

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, Block, and Streets, to be known as "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The contingent street dedication as shown hereon shall become effective in the event that the City of Colwich or Sedgwick County determines a need for the right-of-way for any street purposes. All abutters' rights of access to or from 187th Street West, over and across the East line of the North 165.00 feet of lot 1, Block A, "MUMMA HOMESTEAD", are hereby granted to the appropriate governing body. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The floodway reserve shall be owned and maintained by the owner of lot 1, Block A. No building shall be constructed on or within said floodway reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. A drainage plan has been developed for this plot and 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. A minimum pad elevation (lowest opening) of 1370 MSL is hereby established for lot 1, Block A, as shown hereon.

Joseph D. Hemmen

Jeannie P. Hermen

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2004,
by Joseph D. Hemmen and Jeannie P. Hemmen.

_____, Notary Public

MINDY R. CARPENTER

My Commission Expires:

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

This plat of "MUMMA HOMESTEAD", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 2004.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Chairman

Ronald L. Marnell

Secretary

John L. Schlegel

State of Kansas)

County of Sedgwick)

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners
Sedgwick County, Kansas, on _____, 2004.

(Seal)

Commission Chairman

Thomas G. Winters

Attest: _____, County Clerk

Don Brace

(Seal)

Entered on transfer record this _____ day of _____, 2004.

, County Clerk

Don Brace

State of Kansas)
Sedgewick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at
o'clock .M., on the day of , 2004.

, Register of Deeds

Bill Meek

Deputy

Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

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

TERRA TECH
LAND SURVEYING INC.

22200 W. 63rd St. S
Viola, Kansas 6714
(316) 794-2863 / 794-327
Fax (316) 794-327



Wichita-Sedgwick County Metropolitan Area Planning Department

March 11, 2004

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street South
Viola, KS 67149

RE: SUB 2004-15 -- One-Step Final Plat of Mumma Homestead Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 26, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Joseph D. and Jeannie P. Hemmen, 5001 N. 167th Street West, Colwich, KS 67030-0021
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

February 27, 2004

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street South
Viola, KS 67149

RE: SUB 2004-15 -- One-Step Final Plat of Mumma Homestead Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. *In lieu of a petition a No Protest Agreement is requested.*
- C. This site is located over the Equus Beds aquifer. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *County Engineering advises that the floodway line needs to be revised to the east to elevation of 1368'. A minimum pad elevation of 1370' is recommended.*
- F. **County Engineering** recommends a one-lot plat and waiver of lot width-to-depth ratio. *The Subdivision Committee has approved a one-lot plat.*
- H. The plat denotes one opening along 167th St. West along the south property line in alignment with a contingent dedication of street right-of-way. *The Subdivision Committee has approved the access controls.*

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichita.gov

- I. A turnaround is needed for the contingent street dedication.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- K. A "block" should be designated on the face of the plat and referenced in the owner's certificate.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- M. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- N. The signature line for the County Commissioners Chairman needs to reference "Thomas G. Winters".
- O. The Applicant is advised that if platted, the building setback along 167th St. West may be reduced to 30 feet.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for both lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *This modification has been approved.*
- Q. 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.
- R. 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.)
- S. 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.

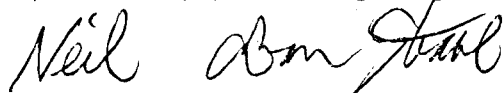
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, March 11, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

STAFF REPORT

(One-Step Final Plat Approved 2/26/04)

CASE NUMBER: SUB 2004-15 -- MUMMA HOMESTEAD ADDITION

OWNER/APPLICANT: Joseph D. and Jeannie P. Hemmen, 5001 N. 167th St. West,
Colwich, KS 67030-0021

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

LOCATION: West side of 167th St. West, North of 45th St. North

SITE SIZE: 5.12 Acres

NUMBER OF LOTS

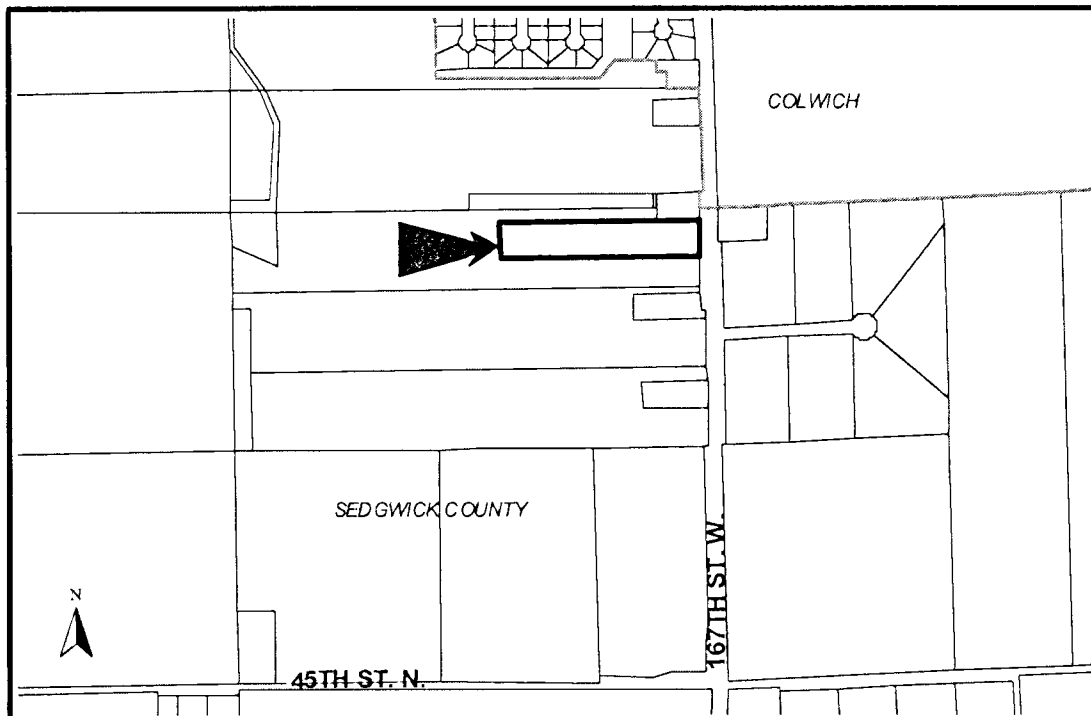
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Colwich Area of Influence. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. *In lieu of a petition a No Protest Agreement is requested.*
- C. This site is located over the Equus Beds aquifer. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *County Engineering advises that the floodway line needs to be revised to the east to elevation of 1368'. A minimum pad elevation of 1370' is recommended.*
- F. County Engineering recommends a one-lot plat and waiver of lot width-to-depth ratio. *The Subdivision Committee has approved a one-lot plat.*
- H. The plat denotes one opening along 167th St. West along the south property line in alignment with a contingent dedication of street right-of-way. *The Subdivision Committee has approved the access controls.*
- I. A turnaround is needed for the contingent street dedication.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- K. A "block" should be designated on the face of the plat and referenced in the owner's certificate.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION
March 11, 2004 - Page 3

- M. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- N. The signature line for the County Commissioners Chairman needs to reference "Thomas G. Winters".
- O. The Applicant is advised that if platted, the building setback along 167th St. West may be reduced to 30 feet.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for both lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *This modification has been approved.*
- Q. 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.
- R. 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.)
- S. 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.
- T. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.

SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION

March 11, 2004 - Page 4

- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.