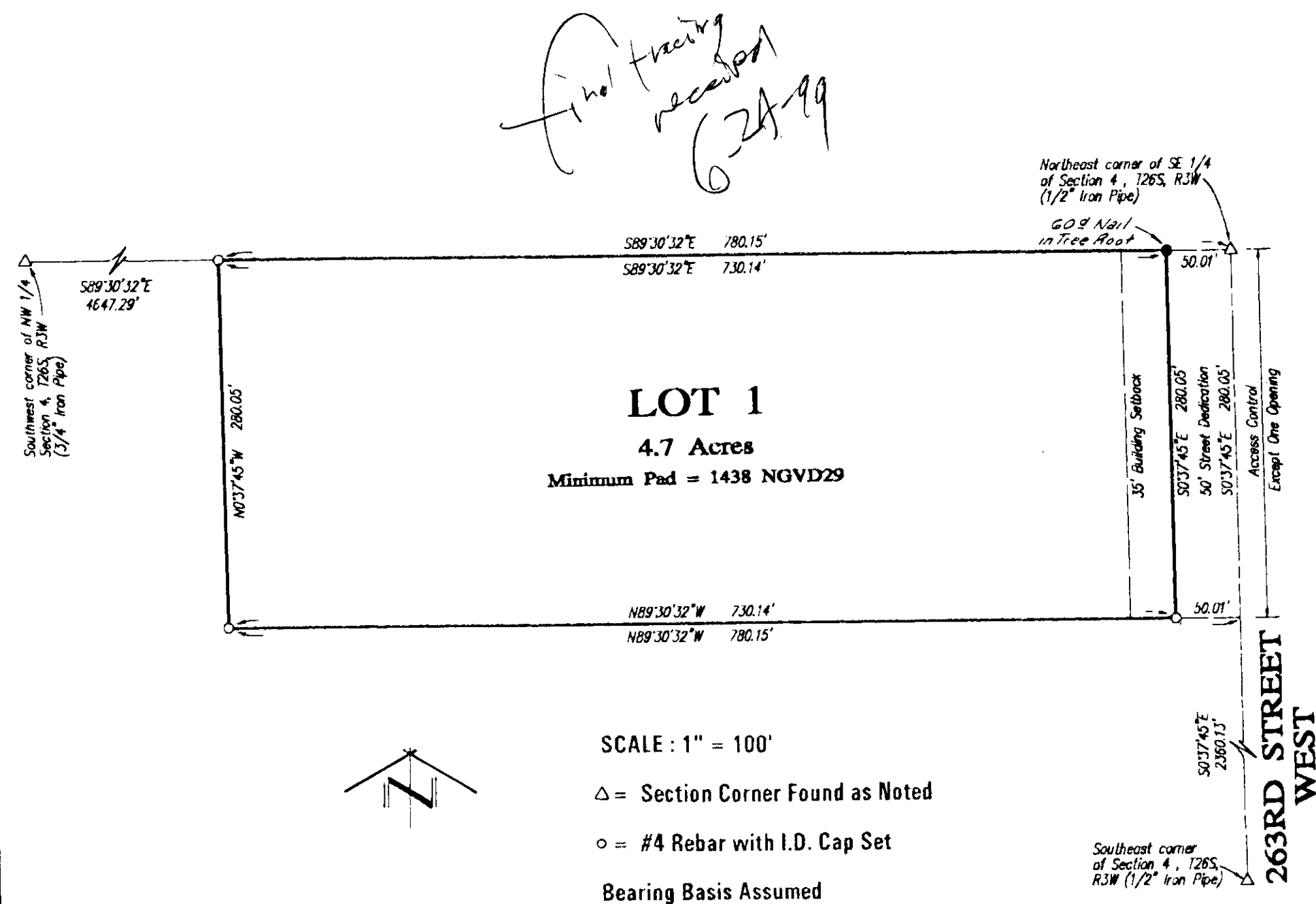


FINAL PLAT OF
"WINTER FARM"
AN ADDITION TO
SEDGWICK COUNTY, KANSAS
(SE1/4 OF SEC. 4, T26S, R3W OF THE 6TH P.M.)



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 and a Street, to be known as "WINTER FARM", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from 263rd Street West, over and across the East line of Lot 1, is hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 263rd Street West at one location. A minimum building pad elevation (lowest opening) of 1438 NGVD29 is hereby established for Lot 1.

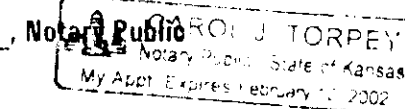
Ronald J. Winter

Kara L. Winter

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999,
by Ronald J. Winter and Kara L. Winter.

Carol J. Torpey



My Commission Expires: _____

This plat of "WINTER FARM", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1999.

COUNTY COMMISSIONERS

_____, Chairman
Bill Hancock

Attest: _____, County Clerk
James Alford

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick 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 _____, 1999.

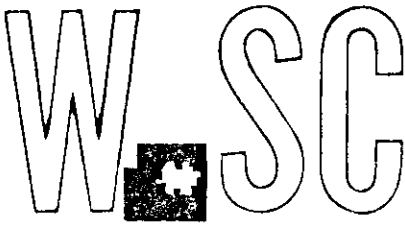
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH
LAND SURVEYING INC.

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

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

June 10, 1999

Terra Tech land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-38 -- One-Step Final Plat of WINTER FARM ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 10, 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 letter of June 4, 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.

S/D 99-38 — One-Step Final Plat of WINTER FARM ADDITION
June 10, 1999
Page 2

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

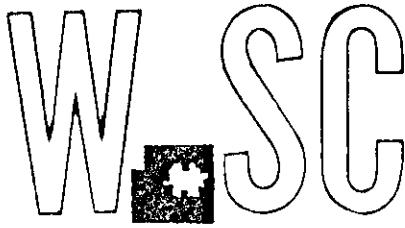
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Ron Winter, 11613 W. Nantucket, 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

WICHITA — SEDGWICK COUNTY



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455 NORTH MAIN STREET
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June 4, 1999

Terra Tech land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-38 -- One-Step Final Plat of WINTER FARM ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 3, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Since sanitary sewer and municipal water are not 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 and water facilities. A memorandum shall be obtained specifying approval. Standard soil testing 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 and the accuracy of the floodway reserve boundaries. The drainage plan is approved.
- D. Bill Hancock is the only signature required in the County Commissioners signature block.
- E. The 30-ft setback needs to be increased to 35 feet to comply with the required 85-ft setback from the centerline of County roads.
- F. The lot depth to width ratio exceeds the 2.5 to 1 standard and a modification will need to be granted if this plat is approved.



- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 99-38—One-Step Final Plat of WINTER FARM ADDITION

June 4, 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, June 10, 1999, at 1:15 p.m.

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

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Neil' and the second is 'Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ron Winter, 11613 W. Nantucket, 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

STAFF REPORT

(One-Step Final Plat Approved 6/3/99)

CASE NUMBER: S/D 99-38 - WINTER FARM ADDITION

OWNER/APPLICANT: Ron Winter, 11613 W. Nantucket, Wichita, KS 67212

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

LOCATION: West side of 263rd St. West, North of 69th St. North

SITE SIZE: 5 acres

NUMBER OF LOTS

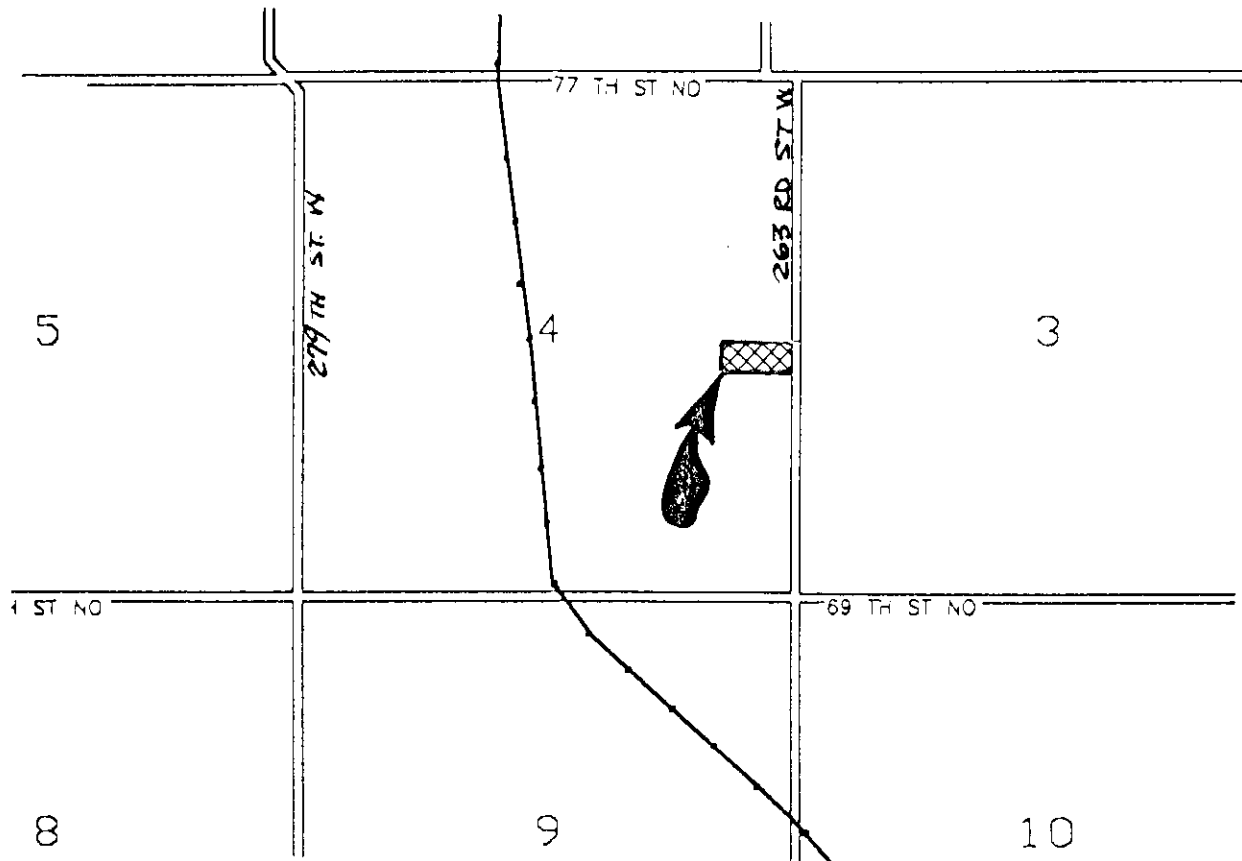
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.7 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Andale Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer and municipal water are not 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 and water facilities. A memorandum shall be obtained specifying approval. **Standard soil testing 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 and the accuracy of the floodway reserve boundaries. **The drainage plan is approved.**
- D. Bill Hancock is the only signature required in the County Commissioners signature block.
- E. The 30-ft setback needs to be increased to 35 feet to comply with the required 85-ft setback from the centerline of County roads.
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- G. 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.
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- J. 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.
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