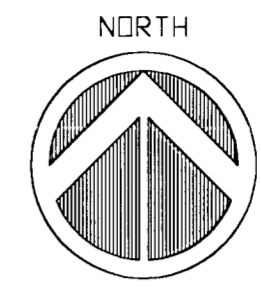
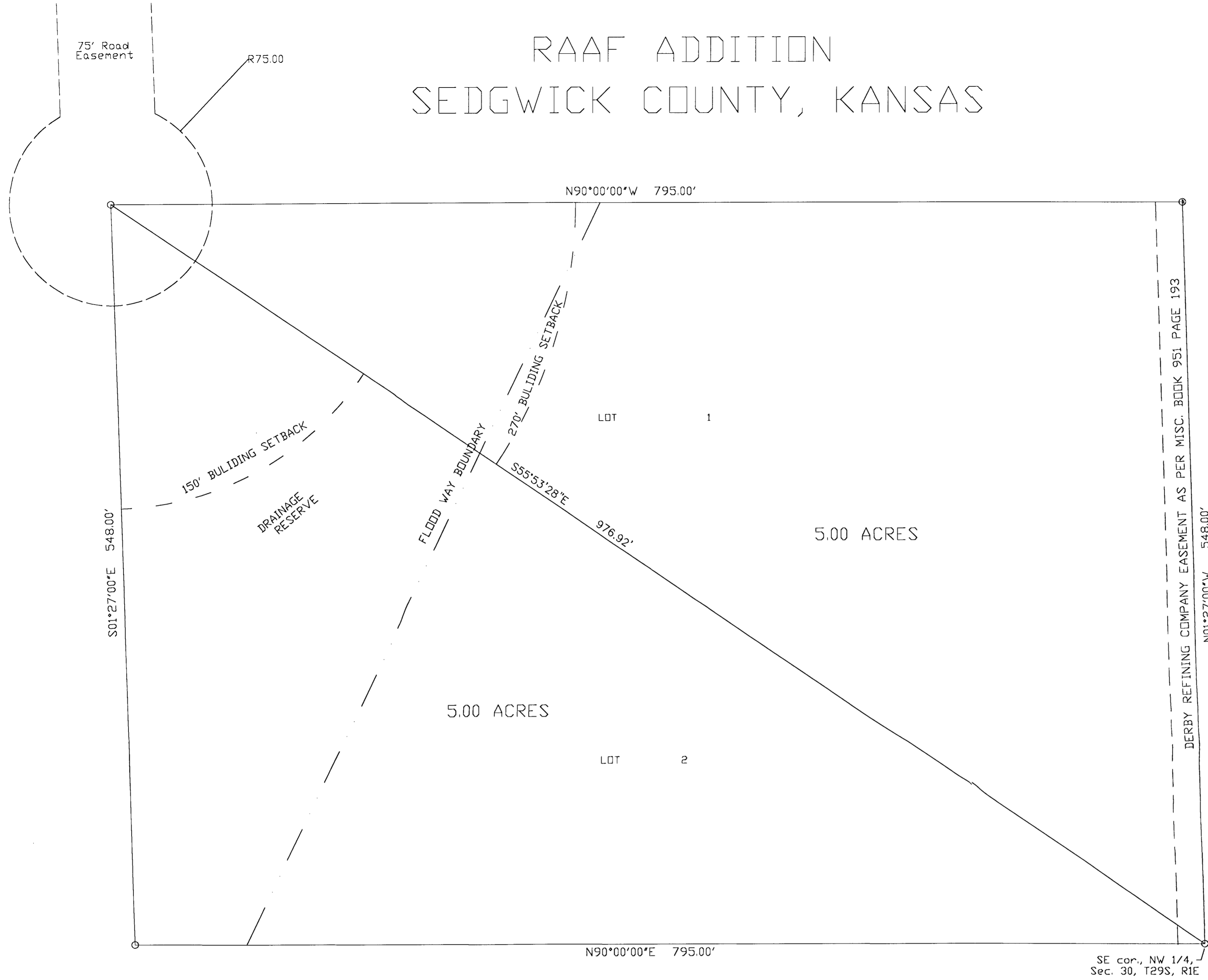


RAAF ADDITION SEDGWICK COUNTY, KANSAS



1" = 50'

O 1/4" Bar (Found)
Final tracing 10-16-98

This plat of "Raaf 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 Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications hereon, if any, are accepted by the County Commissioners, Sedgwick County, Kansas, this ____ day of _____, 1998.

Mark F. Schroeder, Chairman
Fifth District

Paul W. Hancock, Chairman Pro Tem
Second District

Betsy Gwin, Commissioner
First District

Thomas G. Winters, Commissioner
Third District

Melody C. Miller, Commissioner
Fourth District

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

_____, County Clerk
James Alford

State of Kansas)
)SS
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____, 1998 at ____ o'clock ____ and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Know all men by these presents that that I, the undersigned property owner of the land set forth in the Surveyor's Certificate have caused the same to be platted into lots to be known as "Raaf Addition", Sedgwick County, Kansas.

Brent Raaf

Paula Raaf

State of Kansas)
)SS
County of Sedgwick)

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by Brent and Paula Raaf, owners, personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

_____, Notary Public
David M. Trout

My appointment expires: _____

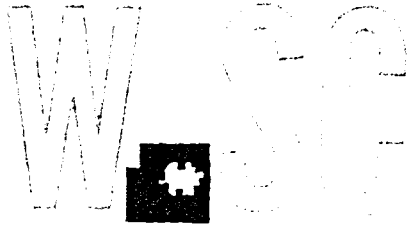
State of Kansas)
)SS
County of Sedgwick)

I the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "RAAF Addition", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as follows:

A tract of land in the Northwest Quarter of Section 30, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning the Southeast corner of the Northwest Quarter of said Section 30; thence N01°27'00"W (assumed) on the East line of the Northwest Quarter of said Section 30, a distance of 548.00'; thence N90°00'00"W, a distance of 795.00 feet; thence S01°27'00"E, a distance of 548.00 feet to a point on the South line of the Northwest Quarter of said Section 30; thence S90°00'00"E, a distance of 795.00 feet to the point of beginning.

Jeffrey L. Dettmann LS #950

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

August 28, 1998

Benchmark Land Survey
Attn: Jeff Dettman
309 S. Laura, Suite 214,
Wichita, KS 67211

S/D 98-46 - Revised One-Step Final Plat of RAAF ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 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 August 21, 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 98-46 - Revised One-Step Final Plat of RAAF ADDITION
August 28, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

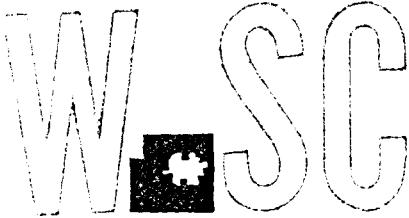
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with some loops and flourishes.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc:

cc: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217
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
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 21, 1998

Benchmark Land Survey
Attn: Jeff Dettman
309 S. Laura, Suite 214,
Wichita, KS 67211

S/D 98-46 - Revised One-Step Final Plat of RAAF ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 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. Both proposed lots (4.9 + acres) contain less than the minimum five (5) acres required for the use of a sewage lagoon, and will necessitate a waiver granted by the Subdivision Committee. 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. The drainage plan is approved.
- D. County Fire and County Engineering need to comment on access requirements since it appears access is obtained through a road easement close to a half mile in length. County Engineering requests a copy of the private maintenance agreement for the abutting road. County Fire has required the installation of a

rock surface for the turnaround.

- E. The platting binder indicates two pipeline easements which are not denoted on the plat. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. Lot 1 does not conform with the 200-foot lot width requirement of the RR district. An increase in the distance of the building setback from the road would enable the lot to meet the standard.
- G. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final tracing.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.

- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.
- Q. The names in the signature blocks for of the Register of Deeds and the Deputy should be corrected to read, "Bill Meek" and "Linda Kizzire".

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, August 27, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: *Marked Copy of plat*

cc: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department (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. 2-3.

August 27, 1998

STAFF REPORT

(Revised One-Step Final Plat-Approved 08/20/98, Deferred 6/4/98)

CASE NUMBER: S/D 98-46 - RAAF ADDITION

OWNER/APPLICANT: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

NUMBER OF LOTS

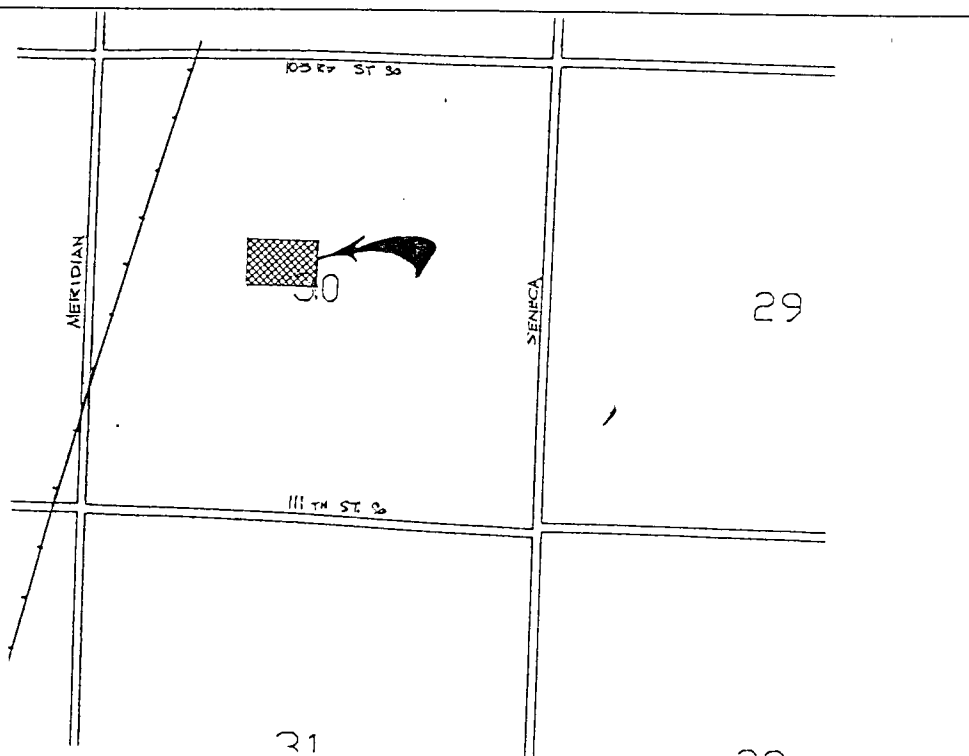
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 4.9 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. 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. This revised lot layout denotes both proposed lots adjoining the existing turnaround at the northwest corner of the site.

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. Both proposed lots (4.9 + acres) contain less than the minimum five (5) acres required for the use of a sewage lagoon, and will necessitate a waiver granted by the Subdivision Committee. ***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. ***The drainage plan is approved.***
- D. County Fire and County Engineering need to comment on access requirements since it appears access is obtained through a road easement close to a half mile in length. ***County Engineering requests a copy of the private maintenance agreement for the abutting road. County Fire has required the installation of a rock surface for the turnaround.***
- E. The platting binder indicates two pipeline easements which are not denoted on the plat. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. Lot 1 does not conform with the 200-foot lot width requirement of the RR district. An increase in the distance of the building setback from the road would enable the lot to meet the standard.
- G. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final tracing.

- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

S/D 98-46 -- One-Step Final Plat of RAAF ADDITION
August 27, 1998 - Page 4

Q. The names in the signature blocks for of the Register of Deeds and the Deputy should be corrected to read, "Bill Meek" and "Linda Kizzire".