

Tract 1

Tract 2

Oct 20, 1995
Date

239 North Ohio
Wichita, Kansas 67214-333
(316) 267-0744 / 267-234
Fax (316) 267-273

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

October 13, 1995

Terra Tech Land Surveying, Inc. S/D 95-67
239 North Ohio
Wichita, KS 67214

Re: S/D 95-67 ISHAM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1995, 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 October 9, 1995.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147
Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147
City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 9, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Terra Tech Land Surveying, Inc. S/D 95-67
239 North Ohio
Wichita, KS 67214

Re: S/D 95-67 ISHAM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

County
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. Since the lots being platted are at or just over two (2) acres in size, Health Department approval for a septic system must be obtained rather than a lagoon.

B. The applicant shall guarantee the installation of the street (cul-de-sac) to the suburban street standard.

for Art Wright's & Terra Tech this location guaranteed for the
C. While on the sketch plat, the area indicated as the cul-de-sac appears to have been dedicated by a separate instrument; in order to assure the area now being shown is indeed a public street and that the previous dedication is eradicated so as not to impair some portion of the site, this plat should make reference to KSA 512(b) as amended. That is, the surveyor's text should note that previous public reservations, such as the dedication on Film 662, Page 585 is being vacated and replatted. Similarly, the plat's text should note that the street is being dedicated to and for the use of the public.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. 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.)

- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

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, October 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147
Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147
City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147
Mike Lindebak, City Engineer ✓

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

October 12, 1995

STAFF REPORT
(Final Plat Approved 10/5/95)

CASE NUMBER: S/D 95-67 ISHAM ADDITION

OWNER/APPLICANT: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147
and Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147

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

OTHER: City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147

LOCATION: West of West Street and north of 77th Street North

SITE SIZE: 4.65 Acres

NUMBER OF LOTS

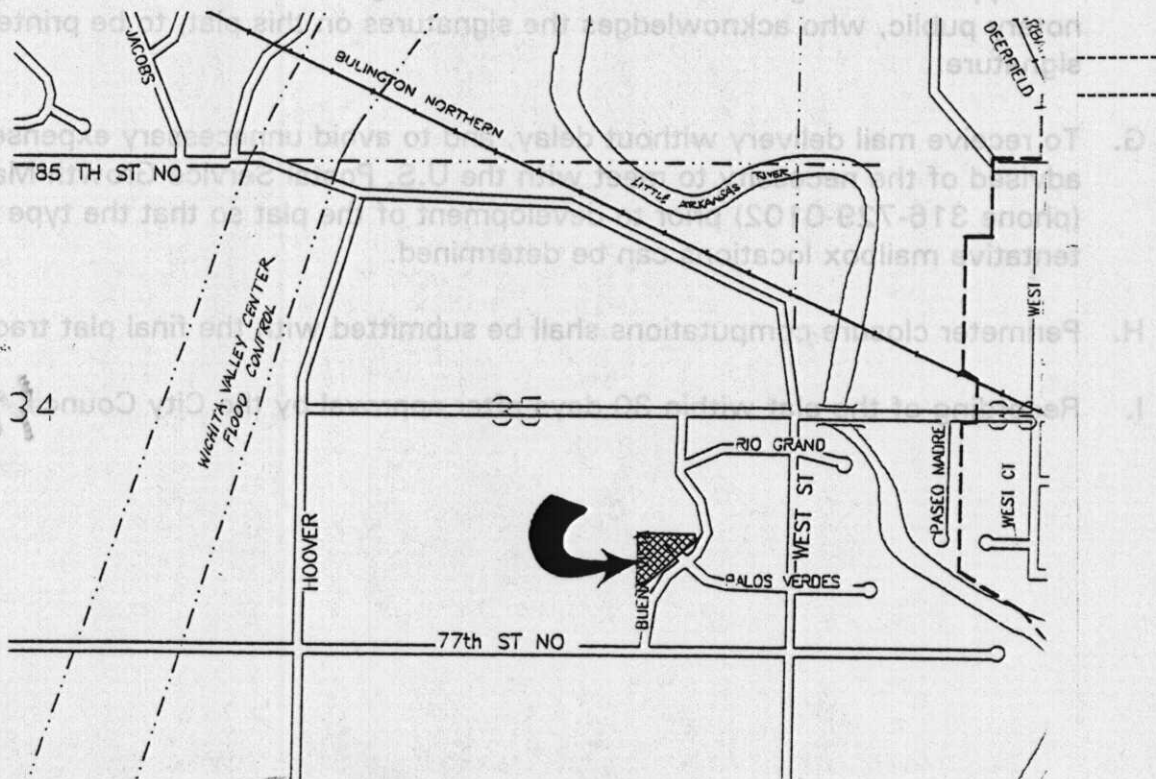
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.00 Acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING:

VICINITY MAP:



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. Since the lots being platted are at or just over two (2) acres in size, Health Department approval for a septic system must be obtained rather than a lagoon.
- B. The applicant shall guarantee the installation of the street (cul-de-sac) to the suburban street standard.
- C. While on the sketch plat, the area indicated as the cul-de-sac appears to have been dedicated by a separate instrument; in order to assure the area now being shown is indeed a public street and that the previous dedication is eradicated so as not to impair some portion of the site, this plat should make reference to KSA 512(b) as amended. That is, the surveyor's text should note that previous public reservations, such as the dedication on Film 662, Page 585 is being vacated and replatted. Similarly, the platator's text should note that the street is being dedicated to and for the use of the public.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- Handwritten note on right margin: is on this plat*