

I, Howard A. Rishel, a licensed Land Surveyor in the State Of Kansas, do hereby certify that on this 6th day of June, 1994, that I have surveyed, and Platted "FELLOWSHIP ACRES ADDITION" to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of a tract of land DESCRIBED AS FOLLOWS:

17 X 22 PRINTED ON NO. 1000M CLEARPRINT

SEDGWICK COUNT.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 23, 1994

Mr. Howard A. Rishel
101 N. Main
Haysville, KS 67060

Re: S/D 94-24 FELLOWSHIP ACRES ADDITION - (Final Plat)

Dear Mr. Rishel:

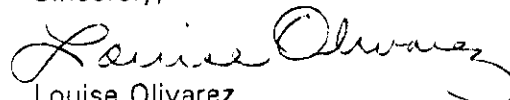
At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 16, 1994.

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,


Louise Olivarez
Principal Planner

LO:rh

cc: ~~Rolling Hills Baptist Church, 13600 W. Kellogg, Wichita, KS 67235~~ (RTS: No such number 13600)
Roy Dodd, 9210 Hickory, Wichita, KS 67212
Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052
Mr. Wade Culwell, District #5 Representative, Kansas Dept. of Transportation, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769
Jim Weber, P.E., County Dept. Public Works, 1250 South Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer

3 COPY

SEDGWICK COUNTY



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CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4421

September 16, 1994

Mr. Howard A. Rishel
101 N. Main
Haysville, KS 67060

Re: S/D 94-24 FELLOWSHIP ACRES ADDITION (Final Plat)

Dear Mr. Rishel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 15, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall submit a petition to guarantee the extension of Wichita water across this Addition's frontage on 135th Street West. The applicant shall also submit a petition to guarantee the extension of Wichita sanitary sewer to serve this lot. These petitions will be held until these utilities are available for extension.

B. 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.

C. The applicant shall attempt to obtain a valid paving petition for 135th Street West adjacent to this site. If such a petition cannot be provided, the applicant is advised to meet with City Engineering to discuss if this site could be included within other petitions being proposed for 135th Street between Maple and U.S. 54. If a valid petition cannot be provided or this site included in another petition, the applicants shall submit an affidavit to the City of Wichita indicating their willingness to participate in any future paving guarantees (petitions) for this street.

D. The right-of-way being dedicated for the frontage road shall be 50 feet measured parallel to the existing U.S. 54 right-of-way.

E. The applicant shall guarantee, by petition to the County, the paving of the frontage road to suburban standards. This petition will be held until the road is extended west.

13500

- ~~F.~~ The name of the frontage road shall be designated on the face of the plat as Harry Drive.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~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.
- I. Numerous corrections need to be made on the final plat tracing before this plat can be forwarded to the governing bodies for review. One of the major corrections needed is the legal description in the surveyor's certificate. The legal given on this final plat submitted for Subdivision Committee review is for Lot 1 only, without any street right-of-way being included. That would indicate that all of the right-of-way shown for 135th Street and for the frontage road already exists, yet the plat's text refers to the dedication of streets. The legal description must include all right-of-way now in this applicant's ownership which is being dedicated by this plat for streets as well as all land being platted into a lot.
- tracing
now changed
but plat
bracket
has old
135th*
- ~~J.~~ The plat's text shall dedicate the access controls depicted on the face of the plat, noting that the dedication is to the appropriate governing body with the location of any allowed openings to be approved by the appropriate engineer.
- ~~K.~~ The signature block for Wichita City Council approval shall be included since this site is within 3 miles of the Wichita city limits.
- ~~L.~~ All signature lines are required to have the names printed or typed beneath the lines.
- ~~M.~~ All numbers and words on the final plat tracing shall be large enough and clear enough to be read easily.
- ~~N.~~ Several other corrections which will be marked on the surveyor's copy of this plat and returned to him after the Subdivision Committee meeting shall also be shown on the final plat tracing.
- ~~O.~~ *see note on tracing* Item 8 of the platting binder references an easement granted to KG&E in 1936. The applicant or agent shall review this document and if the easement affects Lot 1, it shall be shown on the face of the plat. A copy of the recorded easement shall be submitted to the Planning Department.
- ~~P.~~ Perimeter closure computations shall be submitted with the final plat tracing.
- 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.

S/D 94 - 24 FELLOWSHIP ACRES ADDITION Final Plat
Page 3 - September 16, 1994

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 22, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Principal Planner

LO:rh

Enclosure: Marked Copy of plat

cc: ~~Rolling Hills Baptist Church, 13600 W. Kellogg, Wichita, KS 67235~~ (RTS: No such number 13600)
Roy Dodd, 9210 Hickory, Wichita, KS 67212
Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052
Mr. Wade Culwell, District #5 Representative, Kansas Dept. of Transportation, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769
Jim Weber, P.E., County Dept. Public Works, 1250 South Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

September 22, 1994

STAFF REPORT

(Final Plat Approved 9/15/94, Preliminary Plat Approved April 28, 1994)

CASE NUMBER: S/D 94-24 FELLOWSHIP ACRES ADDITION

OWNER/APPLICANT: Rolling Hills Baptist Church, 13600 W. Kellogg, Wichita, KS 67235

AGENT: Roy Dodd, 9210 Hickory, Wichita, KS 67212

SURVEYOR/ENGINEER: Howard A. Rishel, 101 N. Main, Haysville, KS 67060

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052

STATE: Mr. Wade Culwell, District #5 Representative, Kansas Dept. of Transportation, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769

LOCATION: Northwest corner of U.S. Highway 54 and 135th Street West

SITE SIZE: 9.66 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

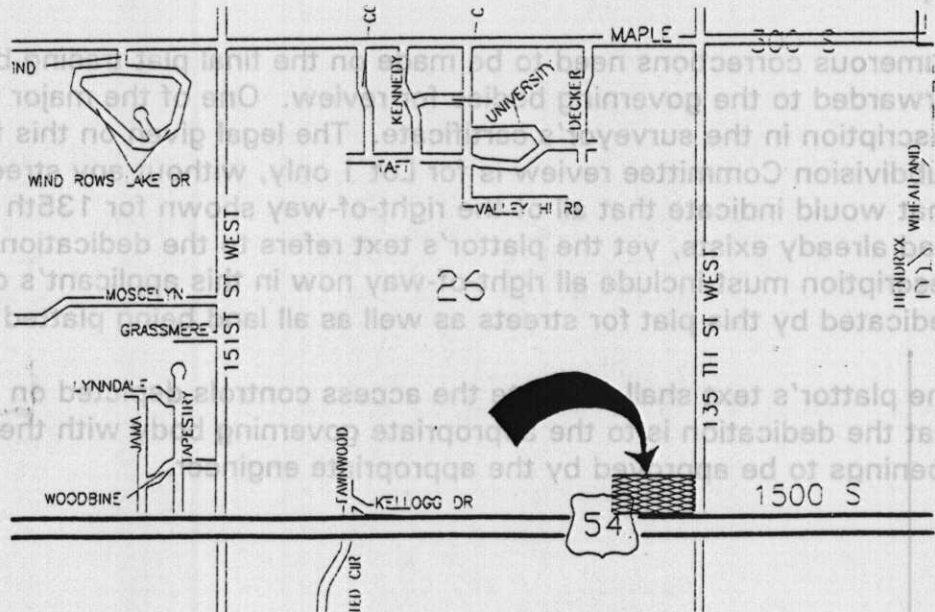
Industrial:

Total: 1

MINIMUM LOT AREA: 9.66 Acres

CURRENT ZONING: "C" County

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall submit a petition to guarantee the extension of Wichita water across this Addition's frontage on 135th Street West. The applicant shall also submit a petition to guarantee the extension of Wichita sanitary sewer to serve this lot. These petitions will be held until these utilities are available for extension.
- B. 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.
- C. The applicant shall attempt to obtain a valid paving petition for 135th Street West adjacent to this site. If such a petition cannot be provided, the applicant is advised to meet with City Engineering to discuss if this site could be included within other petitions being proposed for 135th Street between Maple and U.S. 54. If a valid petition cannot be provided or this site included in another petition, the applicants shall submit an affidavit to the City of Wichita indicating their willingness to participate in any future paving guarantees (petitions) for this street.
- D. The right-of-way being dedicated for the frontage road shall be 50 feet measured parallel to the existing U.S. 54 right-of-way.
- E. The applicant shall guarantee, by petition to the County, the paving of the frontage road to suburban standards. This petition will be held until the road is extended west.
- F. The name of the frontage road shall be designated on the face of the plat as Harry Drive.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.
- I. Numerous corrections need to be made on the final plat tracing before this plat can be forwarded to the governing bodies for review. One of the major corrections needed is the legal description in the surveyor's certificate. The legal given on this final plat submitted for Subdivision Committee review is for Lot 1 only, without any street right-of-way being included. That would indicate that all of the right-of-way shown for 135th Street and for the frontage road already exists, yet the plat's text refers to the dedication of streets. The legal description must include all right-of-way now in this applicant's ownership which is being dedicated by this plat for streets as well as all land being platted into a lot.

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S/D 94-24 FELLOWSHIP ACRES ADDITION Final Plan

September 22, 1994 - Page 3

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