

S/D 93-11 - LAKE COUNTRY FIRST ADDITION

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plat tracing. Section 5-101(c).

- I. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

April 8, 1993

STAFF REPORT
(Final Plat Approved 4/1/93)

CASE NUMBER: S/D 93-11 - LAKE COUNTRY FIRST ADDITION

OWNER/APPLICANT: Lake Lane, Inc., c/o David W. Entriken,
President, 520 S. Holland - Suite 401,
Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita,
KS 67211

LOCATION: East of Maize Road and south of 61st Street
North

SITE SIZE: 2.0 Acres

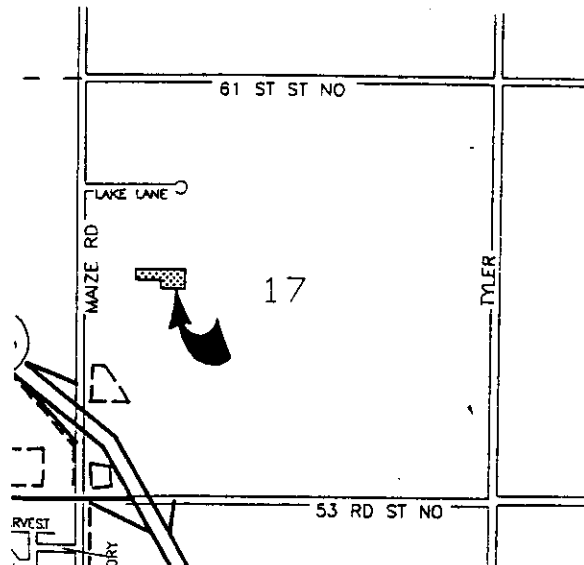
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 88,912 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:

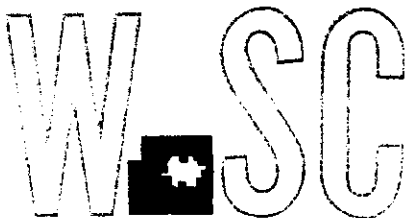


STAFF COMMENTS:

- A. The applicant shall submit a covenant that indicates that an all weather type road will be installed in the access easement serving this site. This covenant shall further note who benefits from this easement and also who will be responsible for installing and maintaining this driving surface.

In addition, as requested by County Engineering, this plat shall contingently dedicate 35-feet of right-of-way from this plat's eastern end and further obtain by separate instrument such a dedication from the property to the north or within the indicated access easement. This dedication shall be submitted to Planning for its review and subsequently to County Engineering for processing through the County Commission.

- 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. The applicant is advised that this size of lot will require approval of a septic system and that physical conditions at this location may limit if such a system can be properly located on this property.
- C. On the final plat tracing, it shall be noted if the minimum building pad elevation refers to the lowest floor or opening elevation.
- D. The applicant is advised that the size of print, such as below the north arrow, may be below the size that can be micro-filmed legibly. This not only can cause problems in the use of this plat but the Register of Deeds may not accept the plat for recording. It is recommended that any such print be enlarged on the final plat tracing.
- 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.
- 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 316-946-4527) 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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company
315 S. Ellis
Wichita, KS 67211

April 12, 1993

Re: S/D 93-11 LAKE COUNTRY FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 1993, 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 April 2, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Lake Lane, Inc., c/o David W. Entriken, President, 520 S.
Holland - Suite 401, Wichita, KS 67209
Harlan Foraker, County Engineering Department, Sedgwick
County Department of Public Works
G. W. Denny, Sedgwick County Fire Department, Fire Station
#7, 4343 N. Woodlawn, Wichita, KS 67220
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

LAKE COUNTRY FIRST ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/1/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-2-93

SEDGWICK COUNTY, KANSAS

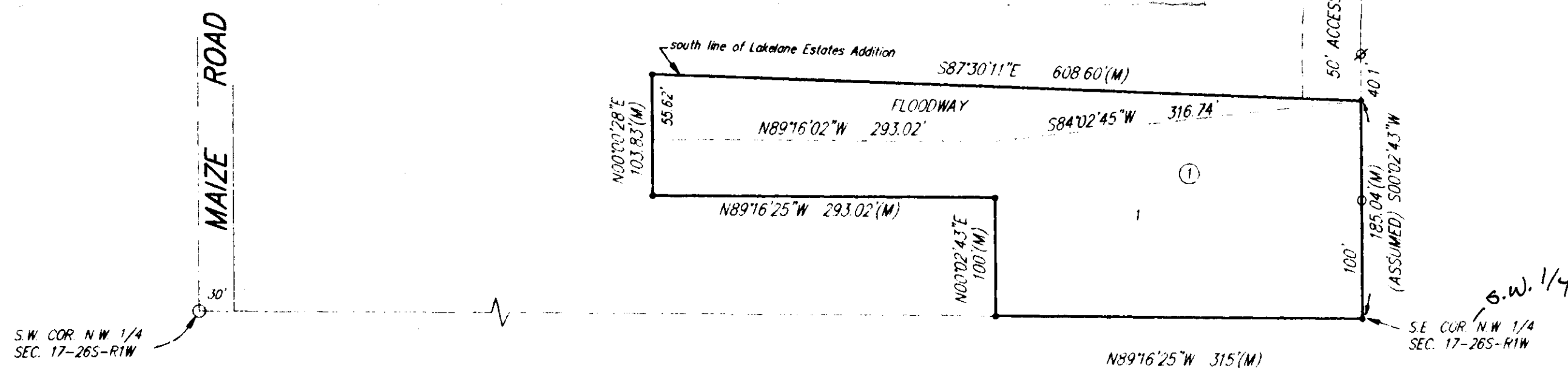
LAKELANE

FINAL PLAT

SCALE 1"=100'
FOUND CORNERS ARE OF UNIDENTIFIED
ORIGIN UNLESS IDENTIFIED ON SKETCH
(D) = DESCRIBED
(M) = MEASURED
BEARING BASE = ASSUMED
● = 1/2" BAUGHMAN CAPPED
REBAR SET
○ = 1/2" IRON FOUND
⊙ = 3/4" P.E.C. IRON FOUND

BENCH MARK:
SQUARE CUT ON TOP OF HEADWALL
OVER C.M.P. ON THE WEST SIDE OF
DRIVEWAY OF HOUSE #10012 ON
LOT 3, BLOCK 2, LAKELANE ESTATES
ELEVATION = 1348 M.S.L.

MINIMUM PAD ELEVATION = 1348 M.S.L.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LAKE COUNTRY FIRST ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described a tract in the SW1/4 of the NW1/4 of Sec. 17, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick county, Kansas, described as beginning at the S.E. Corner thereof, thence west along the south line of the SW1/4 of the NW1/4 of said Sec. 17, 315 feet; thence north parallel with the east line of the SW1/4 of the NW1/4 of said Sec. 17, 100 feet; thence west parallel with the south line of the SW1/4 of the NW1/4 of said Sec. 17, 293.02 feet to a point 716.41 feet east of the west line of the SW1/4 of the NW1/4 of said Sec. 17; thence north parallel with the west line of the SW1/4 of the NW1/4 of said Sec. 17, 103.83 feet to the south line of Lakeland Estates Addition, Sedgwick County, Kansas; thence east along the south line of said Addition, 608.6 feet to the east line of the SW1/4 of the NW1/4 of said Sec. 17; thence south 185.04 feet to the point of beginning.

Baughman Company, P.A.

Dated _____
Gregory F. Severns RLS# 876 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, a Block and floodway to be known as "LAKE COUNTRY FIRST ADDITION", Sedgwick County, Kansas. The minimum building pad for said Lot 1 shall be 1348 M.S.L. The floodway shall be the responsibility of the owners of Lot 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor any fill, change of grade, creation of channel or any other work shall be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of the office.

Lake Lane Inc
David W. Entriaken President

State of Kansas)
Sedgwick County) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 1993, by David W. Entriaken, President of Lake Lane, Inc.

My App't Exp. _____
Notary Public

State of Kansas)
Sedgwick County) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 1993, by C.J. and Joan Drollinger, husband and wife.

My App't Exp. _____
Notary Public

Kansas State Bank & Trust

_____ Title

This plat of "COUNTRY LAKES ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1993.

Wichita-Sedgwick County Metropolitan Planning Commission

L. O. Breckenridge, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, dated this _____ day of _____, 1993.

Mark F. Schroeder Chairman

Billy O. McCray Chairman Pro-Tem

Betsy Gwin Commissioner

Paul W. Hancock Commissioner

Tom Winters Commissioner

Susan E. Crockett-Spoon County Clerk

Entered on transfer record this _____ day of _____, 1993.

Susan E. Crockett-Spoon County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1993, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas)
Sedgwick County) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 1993, by _____ on behalf of the bank.

Notary Public

My App't Exp. _____