



Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2000

Certified Engineering Design
438 N. Ohio
Wichita KS 67214

RE: S/D S/D 96-80 - Final Plat of Lundry Addition

On November 4, 1996, the above-referenced plat was submitted to the Planning Department for Subdivision approval. The last action on this case was the approval of this plat by Metropolitan Area Planning Commission on December 5, 1996. According to our records, this plat has not yet been recorded with the Register of Deeds Office.

We request that you notify this office no later than June 15, 2000, if you intend to complete this subdivision case (record the plat). If we have not heard from you by then, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact me at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copy to: Ronald and Audra Lundry, P.O. Box 482, Mt. Hope, KS 67108
Terra Tech Land Surveying, Inc., 235 N. Ohio, Wichita, KS 67214

SEDGWICK COUNTY



December 5, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Terra Tech Land Surveying, Inc. S/D 96-80
235 N. Ohio,
WICHITA, KS 67214

Re: S/D 96-80 - LUNDRY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

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 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: Ronald D. and Audra J. Lundry, P. O. Box 482, MT. HOPE, KS 67108
Certified Engineering Design, 235 N. Ohio, WICHITA, KS 67214
City of Mt. Hope, c/o Glenda Dick, City Clerk, Mt. Hope City Hall, 112 W. Main, Box 56, Mt. Hope, KS 67108
Mike Lindebak, City Engineer

SEDGWICK COUNTY



November 21, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Terra Tech Land Surveying, Inc. S/D 96-80
235 N. Ohio,
WICHITA, KS 67214

Re: S/D 96-80 - LUNDRY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ✓ 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. Based upon the size of this property, approval for a septic system will be required (as of 11/21/96, Health has indicated that this site has been approved for a septic system).
- ✓ B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- ✓ C. On the final plat tracing, a 30-foot building setback shall be indicated to 101st Street North.
- ✓ D. On the final plat both the face of the plat and the platlor's text shall note the dedication of access control to 101st Street North except for one (1) opening.
- ✓ E. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate John C. Frye.
- ✓ F. Prior to this plat being released for County Commission review, the applicant shall submit a plat binder (as of 11/21/96, no binder had been received by Planning). This plat will be subject to review of this plat binder and any relevant conditions found by such a review. The applicant is advised that ownership of the entire site, included in this plat needs to be established before the plat can be released and recorded.
- ✓ G. As noted by County Engineering, the final plat tracing shall indicate a minimum building pad elevation of 1,448 feet (MSL). Both the face of the plat and the platlor's text shall note this

THE COPY

elevation. Also, both an on-site and off-site benchmark shall be shown on the final plat tracing.

- H. As requested by KG&E-Electric, a ten (10) foot utility easement shall be shown along the east line of this plat. The plat's text shall also note the granting of this easement.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, December 5, 1996 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: Ronald D. and Audra J. Lundry, P. O. Box 482, MT. HOPE, KS 67108

Certified Engineering Design, 235 N. Ohio, WICHITA, KS 67214

City of Mt. Hope, c/o Glenda Dick, City Clerk, Mt. Hope City Hall, 112 W. Main, Box 56, Mt. Hope, KS 67108

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

December 5, 1996

STAFF REPORT
(Final Plat Approved 11/21/96)

CASE NUMBER: S/D 96-80 - LUNDRY ADDITION

OWNER/APPLICANT: Ronald D. and Audra J. Lundry, P. O. Box 482, MT. HOPE, KS 67108

AGENT: Certified Engineering Design, 235 N. Ohio, WICHITA, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 235 N. Ohio, WICHITA, KS 67214

CITY: City of Mt. Hope, c/o Glenda Dick, City Clerk, Mt. Hope City Hall, 112 W. Main, Box 56, Mt. Hope, KS 67108

LOCATION: North of 101st Street North and east of 295th Street West

SITE SIZE: 2.4 Acres

NUMBER OF LOTS

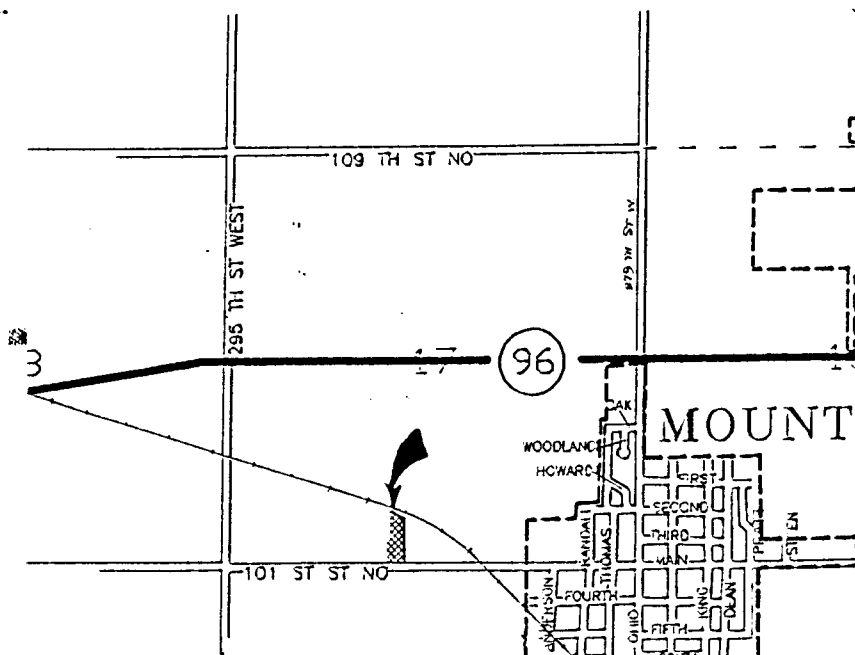
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2.4 Acres

CURRENT ZONING: "R-1"

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. Based upon the size of this property, approval for a septic system will be required (as of 11/21/96, Health has indicated that this site has been approved for a septic system).
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing, a 30-foot building setback shall be indicated to 101st Street North.
- D. On the final plat both the face of the plat and the platlor's text shall note the dedication of access control to 101st Street North except for one (1) opening.
- E. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate John C. Frye.
- F. Prior to this plat being released for County Commission review, the applicant shall submit a plat binder (as of 11/21/96, no binder had been received by Planning). This plat will be subject to review of this plat binder and any relevant conditions found by such a review. The applicant is advised that ownership of the entire site, included in this plat needs to be established before the plat can be released and recorded.
- G. As noted by County Engineering, the final plat tracing shall indicate a minimum building pad elevation of 1,448 feet (MSL). Both the face of the plat and the platlor's text shall note this elevation. Also, both an on-site and off-site benchmark shall be shown on the final plat tracing.
- H. As requested by KG&E-Electric, a ten (10) foot utility easement shall be shown along the east line of this plat. The platlor's text shall also note the granting of this easement.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.