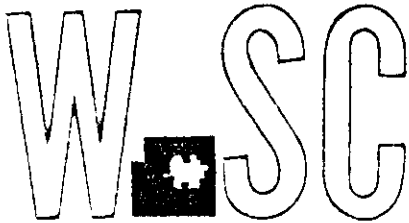




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 17, 1992

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: S/D 92-31 SUNRIDGE 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1992, 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 7, 1992.

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,

A handwritten signature in black ink that reads "Don Losew".

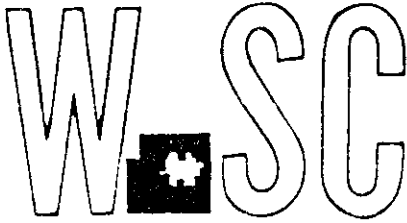
Don Losew  
Senior Planner

DL:rh

cc: Mr. Billy Gray, President, Gray Development, Inc., 204 North  
Woodchuck, Wichita, KS 67212  
Mike Lindebak, City Engineer

FILED

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

August 7, 1992

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: S/D 92-31 Sunridge 3rd Addition (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 6, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since this is a replat of an area just recently platted, with petitions already provided for needed improvements, City Engineering has indicated existing petitions need to be amended, and new petitions will be required for sanitary sewer extension.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.  
*As of 8/15/92 - this has not been done*  
Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-118 which allows Parcel 2 (Reserve B of the Sunridge 2nd Addition) to be used for residential purposes.

C. The applicant is advised that any lots with split zoning ("A" two-family and "AA" one-family) are intended to be developed to the more restrictive use ("AA"). Since this control on development has been established through the CUP, a note shall be placed on the face of the final plat tracing indicating that this site is subject to conditions of the Country Village Community Unit Plan, DP-118, on file with the Metropolitan Area Planning Department.

D. 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.

FILED  
CITY ENGINEER  
08/11/92  
D - NO NOTES

Moehring & Associates

August 7, 1992

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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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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, August 13, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

cc: Mr. Billy Gray, President, Gray Development, Inc., 204 North  
Woodchuck, Wichita, KS 67212  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-3

August 13, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-31 - SUNRIDGE 3RD ADDITION

OWNER/APPLICANT: Gray Development, Inc., 204 North Woodchuck, Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South of 21st Street North and east of 119th Street West

SITE SIZE: 1.27 acres

NUMBER OF LOTS

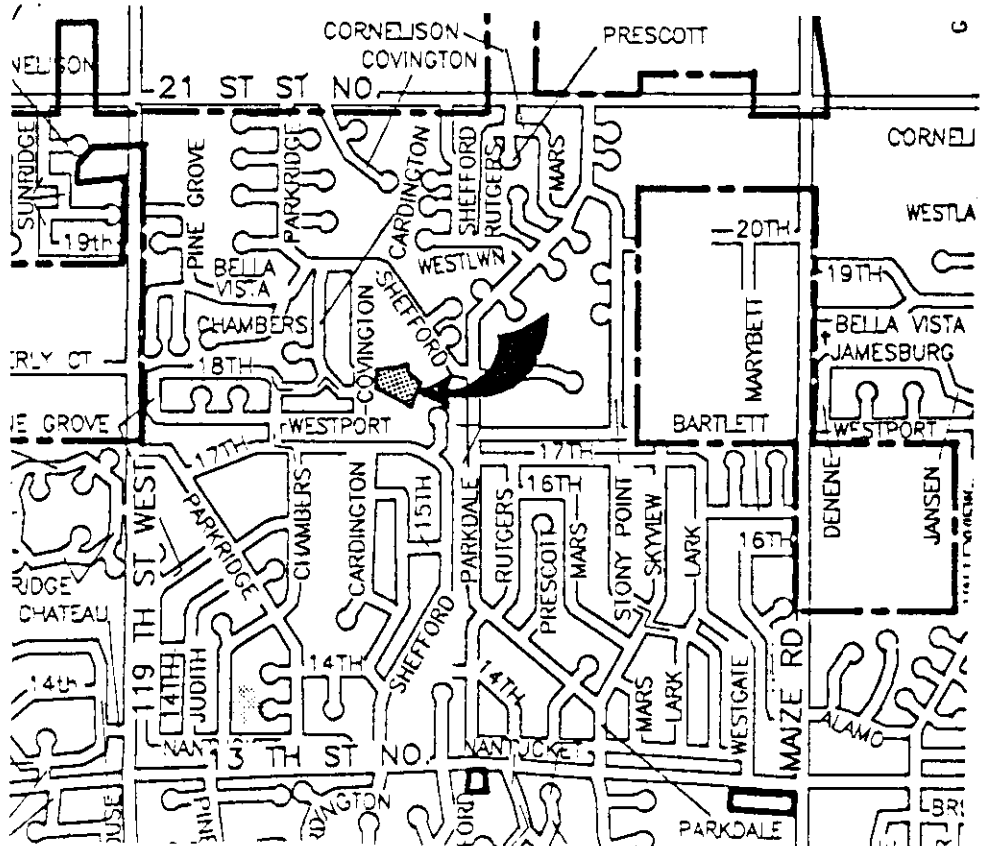
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 11,302 sq. ft.

CURRENT ZONING: "A" two-family

VICINITY MAP:

FILE COPY



NOTE: This Addition involves a replat of a Reserve originally platted for open space, playground, etc. type uses for the Sunridge 2nd Addition. Those same uses have also been indicated for this site in the Country Village Community Unit Plan (CUP), DP-118 which covers this area. The lots now being platted from the previous Reserve B of the Sunridge 2nd Addition, corresponds to Parcel 2 of the CUP. The applicant has proposed this change to residential lots because a public park is now being planned just to the north of the site. Since lots have not yet been sold in the Sunridge 2nd Addition, no homeowners association has yet been formed which would have been involved in the Reserve's ownership and maintenance.

STAFF COMMENTS:

- A. Since this is a replat of an area just recently platted, with petitions already provided for needed improvements, City Engineering has indicated existing petitions need to be amended, and new petitions will be required for sanitary sewer extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-118 which allows Parcel 2 (Reserve B of the Sunridge 2nd Addition) to be used for residential purposes.
- D. The applicant is advised that any lots with split zoning ("A" two-family and "AA" one-family) are intended to be developed to the more restrictive use ("AA"). Since this control on development has been established through the CUP, a note shall be placed on the face of the final plat tracing indicating that this site is subject to conditions of the Country Village Community Unit Plan, DP-118, on file with the Metropolitan Area Planning Department.
- 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.

S/D 92-31 - SUNRIDGE 3RD ADDITION

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H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

Note: This plat has been submitted in final form only.