to indicate streets being platted as private facilities.

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.

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

L. As requested by County Engineering, prior to this plat being scheduled for City Council review the applicant shall submit additional drainage information in order to obtain approval of the drainage plan.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

METROPOLITAN AREA PLANNING COMMISSION

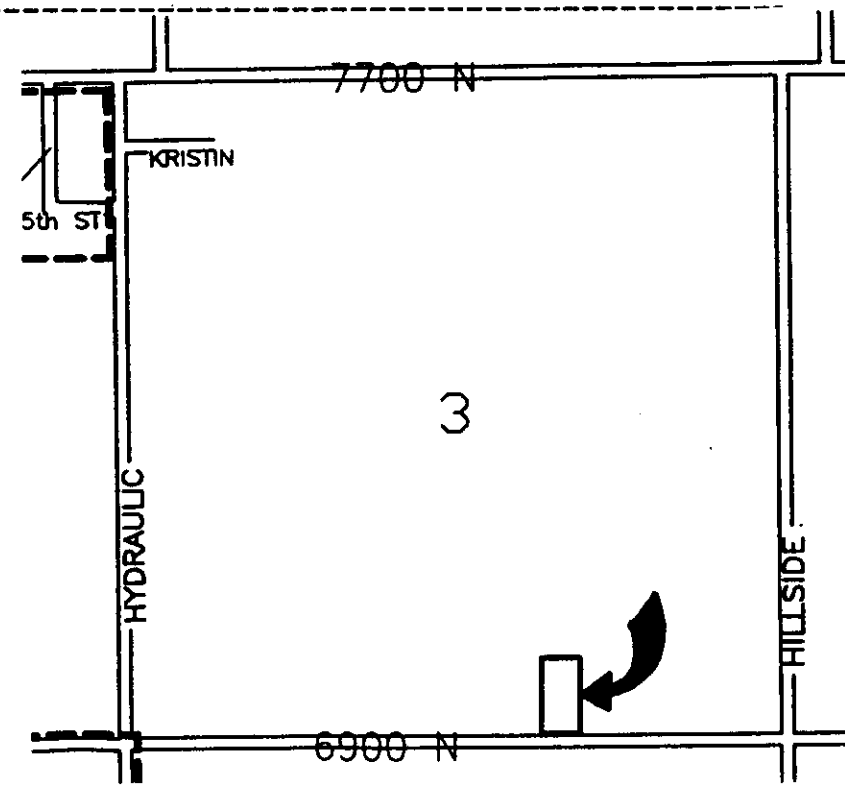
AGENDA ITEM NO. 1-4

July 16, 1992

STAFF REPORT
(Final Plat Approved 7/9/92)

CASE NUMBER:	**S/D 92-29 - LEO'S FIRST ADDITION**
OWNER/APPLICANT:	Leo J. and Debra J. Gunzelman, 631 S. Vassar, Wichita, KS 67218
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants, Inc. 3500 N. Rock Road - #800, Wichita, KS 67226
LOCATION:	North of 69th Street North and west of Hillside
SITE SIZE:	5.0 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	4.6 Acres
CURRENT ZONING:	R-1 Suburban Residential District

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.

B. This site, exclusive of street right-of-way, is just over 4.6 acres. The use of a lagoon, however, for on-site sanitary sewer requires a lot size of 5 acres. For an individual residential lot, a plat of not less than 4.5 acres can be approved, providing that the applicant is unable to obtain additional land to meet the 5-acre requirement. According to the platting binder, the applicant owns property over 1,322 feet deep from 69th St. North while this plat is only indicating the platting of 631 feet of this site. Consequently, unless the applicant anticipates that the site can be approved for a septic system, the applicant's final plat tracing shall indicate a site of at least 5-acres.

C. On the final plat tracing, the face of the plat and the plattor's text shall indicate the dedication of access control, except for two openings, to 69th St. North.

D. The applicant is advised that the portion of the applicant's property to the north not being included within this plat will be landlocked, with no apparent means of public access to the property. Consequently, no future development of that property can be expected unless public right-of-way to provide a street is acquired.

E. The applicant's agent shall confirm that this site is not encumbered by a pipeline easement. The platting binder indicates that a blanket pipeline easement may have originally effected this site but was subsequently confined to a 50-foot easement. The applicant needs to verify that such easements do not now impact this site. If any such easement does encumber the site, the final plat tracing shall show such easement(s) and this site will be subject to the standard pipeline requirements of platting.

F. The final plat tracing shall indicate the proper chairman, chair pro tem, and commissioner order for the County signature block.

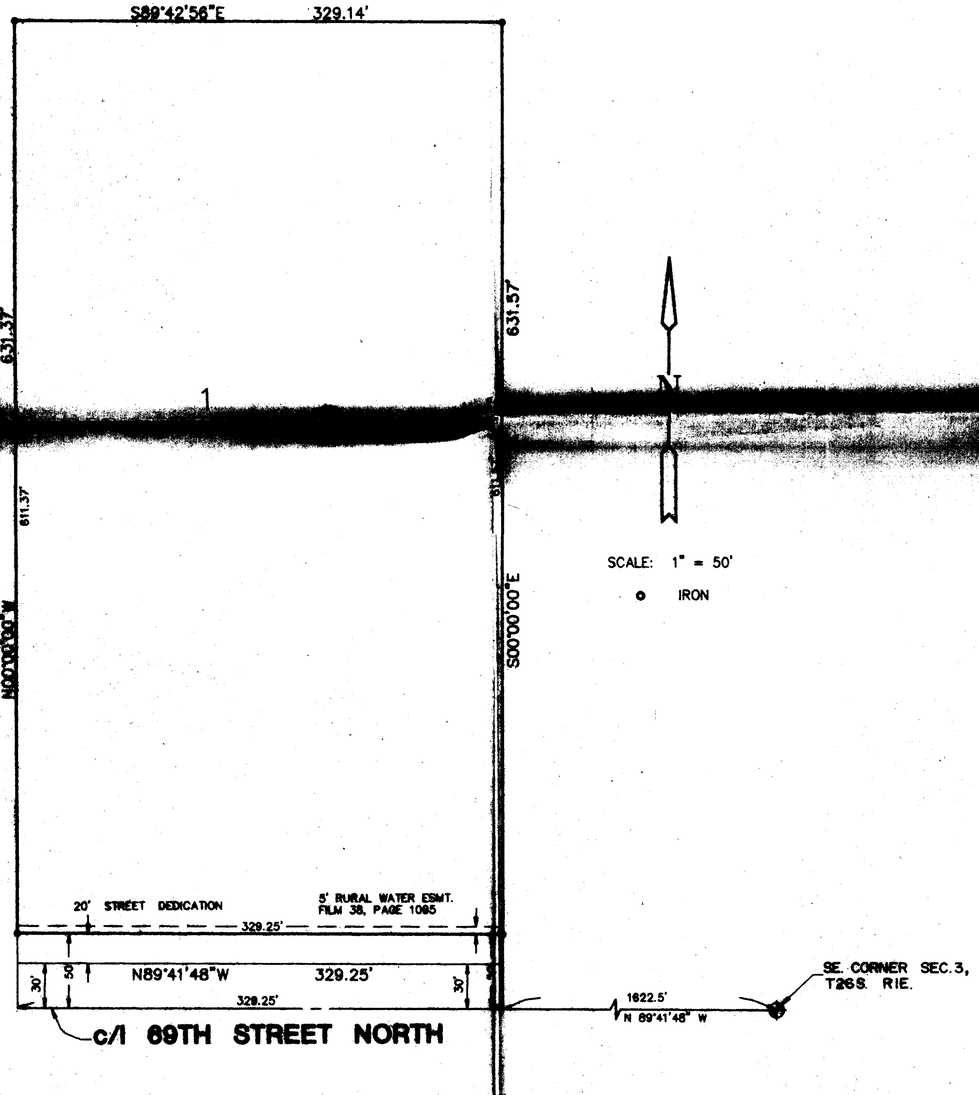
G. This site is within 3-miles of the City of Wichita and consequently must also be approved by the Wichita City Council. The final plat tracing shall include the appropriate signature block for the City of Wichita's approval of this plat.

H. On the final plat tracing nonsolid lines shall be used to indicate the street right-of-way dedications for 69th St. North at the east and west ends of the plat. Solid lines are reserved

FINAL PLAT OF

LEO'S FIRST ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS



I, Kenneth W. Baughman, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "LEO'S FIRST ADDITION", an addition to Sedgwick County, Kansas, Lots 1 and 2, Block, and depict the same boundary and facts in the accompanying plat and described thereon:

Part of the South Half of the Southwest quarter, Section 3, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence S 89° 41' 48" E along the South line of said Southwest quarter, 1622.5 feet to the Southwest corner of Lot 2, Block A, of Leo's Addition, said point also being the Point of Beginning; thence N 00° 00' 00" W along the West line of said Lot 2, 611.37 feet to the Northwest corner of said Lot 2; thence S 89° 42' 56" E along the North line of said Lot 2, 329.14 feet to the Northeast corner of said Lot 2; thence S 00° 00' 00" E along the East line of said Lot 2, 631.57 feet to the Southeast corner of said Lot 2; thence N 89° 41' 48" W along the South line of said Southwest quarter, 329.25 feet to the Point of Beginning, containing 4.6 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 1992.

_____

Kenneth W. Baughman, P.E., R.L.S. #782
Professional Engineering Consultants, Inc.
303 E. Kellogg, Building 3000
Wichita, KS

Know all men by these presents that we, the undersigned property owners of the land as described in the Civil Engineer's and Surveyor's Land Surveying Certificate, have caused the same to be surveyed and platted into a Lot, a Block, and a street to be known as "LEO'S FIRST ADDITION" an addition to, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements are the exclusive and dedicated of public utilities and drainage as indicated on the accompanying plat, and hereby granted. All subdivision, control of access to and from each dedicated street, road and access road, lying on Lot 1, Block A, and Lot 2, Block A, shall be granted through provisions contained upon Lot 1, Block A, shall have thereon to cover matters shown on this dedication.

By: Leo F. Hutchison

By: Mary J. Hutchison

(Wife or Husband)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this ____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Leo F. and Mary J. Hutchison, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

This plat of LEO'S FIRST ADDITION has been examined by and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

_____, SECRETARY

This plat, approved and all conditions were known, of the ____ day of _____, 1992.

_____, CHAIRMAN

_____, SECRETARY

_____, COUNTY CLERK

_____, COUNTY TREASURER

ATTEST:

_____, COUNTY CLERK

Dan Wright

Taxes on transfer removed this ____ day of _____, 1992.

_____, COUNTY CLERK

Dan Wright

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1992.

_____, REGISTER OF DEEDS

Pat Rettler

_____, DEPUTY

Ed Rees

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421

July 17, 1992

Mr. Greg Allison
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road #800
Wichita, KS 67226

Re: S/D 92-29 LEO'S FIRST ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 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 July 10, 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,

FILE COPY

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Leo J. and Debra J. Gunzelman, 631 S. Vassar, Wichita, KS 67218
Mike Lindebak, City Engineer