I. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

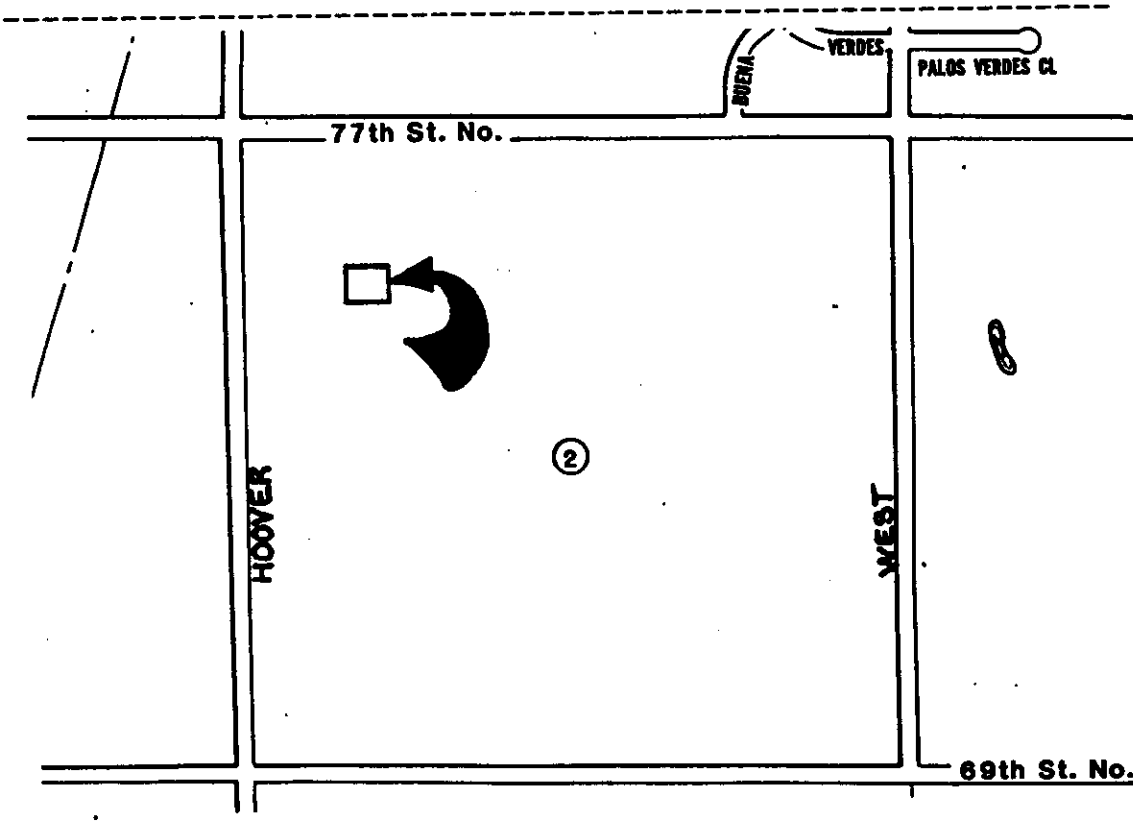
AGENDA ITEM NO. 2-6

May 25, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 89-32 - HAMM ADDITION
OWNER/APPLICANT:	Ronald Lee Hamm, 5221 W. 77th St. No., Wichita, KS 67147
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	South of 77th St. No. just east of Hoover Rd.
SITE SIZE:	2.5 acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	2.5 acres
CURRENT ZONING:	"R" - Rural Residential

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. The Wichita-Sedgwick County MAPC Subdivision Regulations requires that all platted lots be served directly by a public street, except that private streets may be permitted as a part of a Community Unit plan, or a conditional use permit approved by the governing body, or if there is an irrevocable covenant of record to provide for the perpetual continuance and maintenance of such private street and should the covenantees fail to maintain the road, said covenant shall authorize the governing body to maintain the road and charge the cost to the benefited land. The present covenant of record does not authorize the governing body to maintain the private road as is required by the subdivision regulations. It is staff's opinion that the existing covenant does not meet the subdivision regulation requirements. Therefore, the applicant shall obtain satisfactory off-site street right-of-way to be dedicated to the governing body and guarantee the construction of a public street to suburban standards with an appropriate turn around from 77th Street North to the southern most line of this plat.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Drainage guarantees may be included as part of the street guarantee.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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

F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

G. 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.

H. 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.

WICHITA — SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 26, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-32 - HAMM ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:jcm

cc: Ronald Lee Hamm, 5221 W. 77th St. N., 67147
Jack Brown, Health Department
Jim Weber, County Engineer
Ron Worley, County Zoning Administrator

HAMM ADDITION

SEDGWICK COUNTY, KANSAS

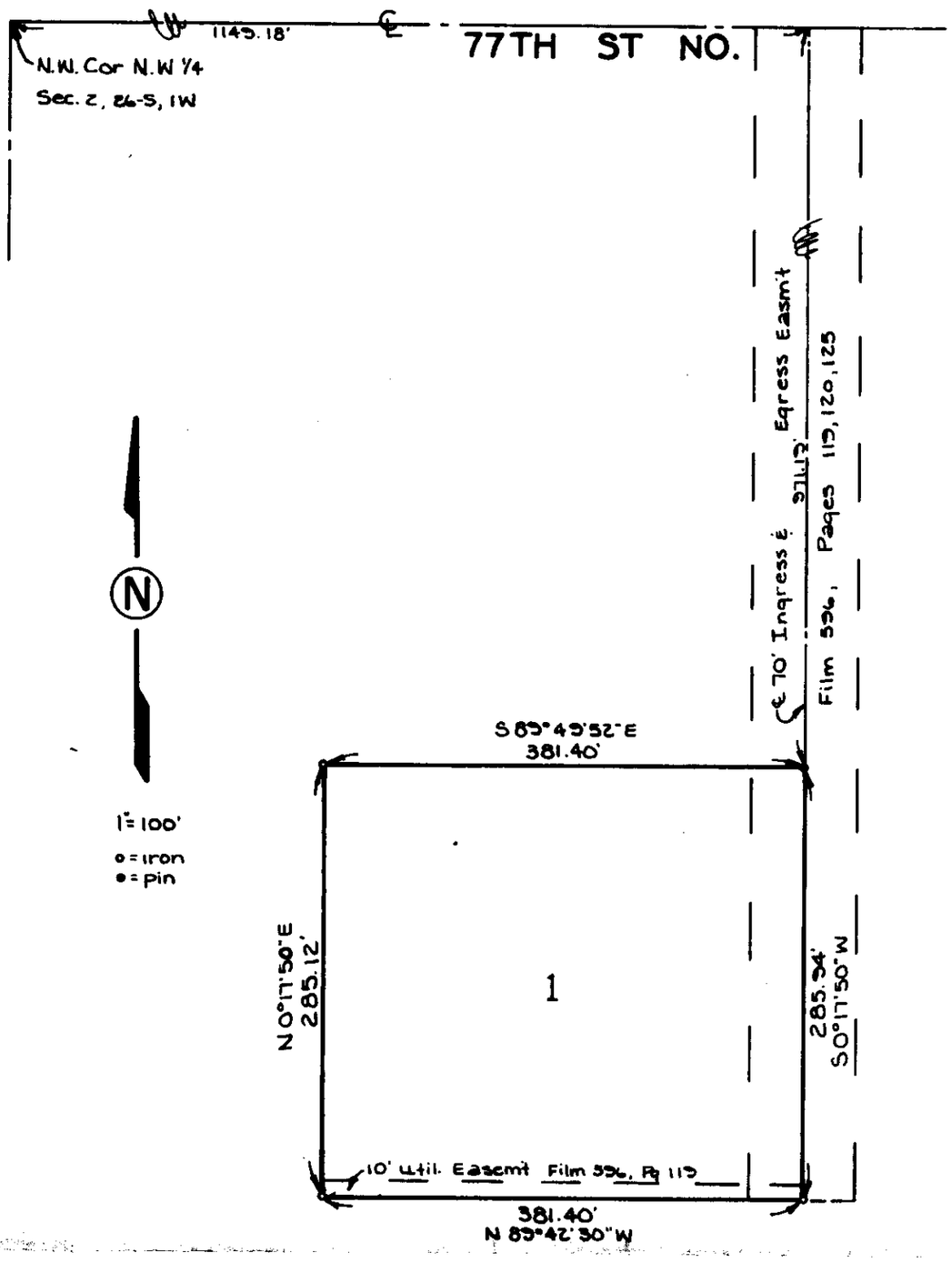
State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HAMM ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: from the N.W. corner of the N.W. 1/4 of Sec. 2, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, S 89°57'10"E, along the north line of said N.W. 1/4, a distance of 767.78 feet, thence S 0°17'50"W, parallel with the east line of said N.W. 1/4 a distance of 970.39 feet to a point of beginning, thence S 0°17'50"W, a distance of 285.12 feet, thence S 89°42'30"E, being parallel with the south line of said N.W. 1/4, a distance of 381.40 feet, thence N 0°17'50"E, a distance of 285.34 feet, thence N 89°49'52"W, a distance of 381.40 feet to the point of beginning.

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns



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 to be known as "HAMM ADDITION," Sedgwick County, Kansas.

Ronald Lee Hamm

Mary A. Hamm

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____ 198__, by Ronald Lee Hamm and Mary A. Hamm, his wife.

Notary Public

My App't Exp. _____

This plat of "HAMM ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Sue L. Crockett

Secretary
Marvin S. Krout

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record on this ___ day of _____, 198__, at _____ o'clock __.M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 198__.

County Clerk
Don Wright

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ___ day of _____, 198__.

Chairman
Paul W. Hancock

Chairman Pro-Tem
Bernard A. Hentzen

Commissioner
David Bayouth

Commissioner
Billy Q. McCray

Commissioner
Mark F. Schroeder

County Clerk
Don Wright