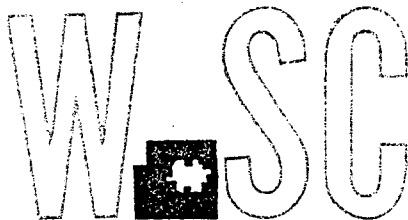


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

August 16, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211

Re: S/D 88-68 - Friess Addition  
FINAL

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 11, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

STAFF COMMENTS:

- A. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- D. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- E. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e. Friess Addition, Wichita, Sedgwick County, Kansas.
- F. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.
- G. The final plat shall indicate "Complete access control" to 119th Street West, across the east line of Lot 1.
- H. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- I. The plattor's text shall be amended to state that the location of the permitted openings to 119th St. West shall be determined by the City Engineer.
- J. Prior to scheduling this case before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- K. 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.
- L. 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.

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- O. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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 25, 1988, at 1:30 P.M.

If you have any questions concerning this matter, please call.

Sincerely,

  
Don Losew  
Planner

DL/pb  
Enclosure

cc: Bernard J. & Marlene C. Friess. 1403 S. 119th St.  
West, Wichita, Kansas 67235  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 13.  
August 11, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-68 - FRIESS ADDITION

OWNER/APPLICANT: Bernard J. & Marlene C. Friess, 1403 S. 119th St. West, Wichita, KS, 67235

SURVEYOR/ENGINEER: Baughman Company

LOCATION: Southwest corner of 119th St. West and Lynndale

SITE SIZE: 1.033 acres

NUMBER OF LOTS

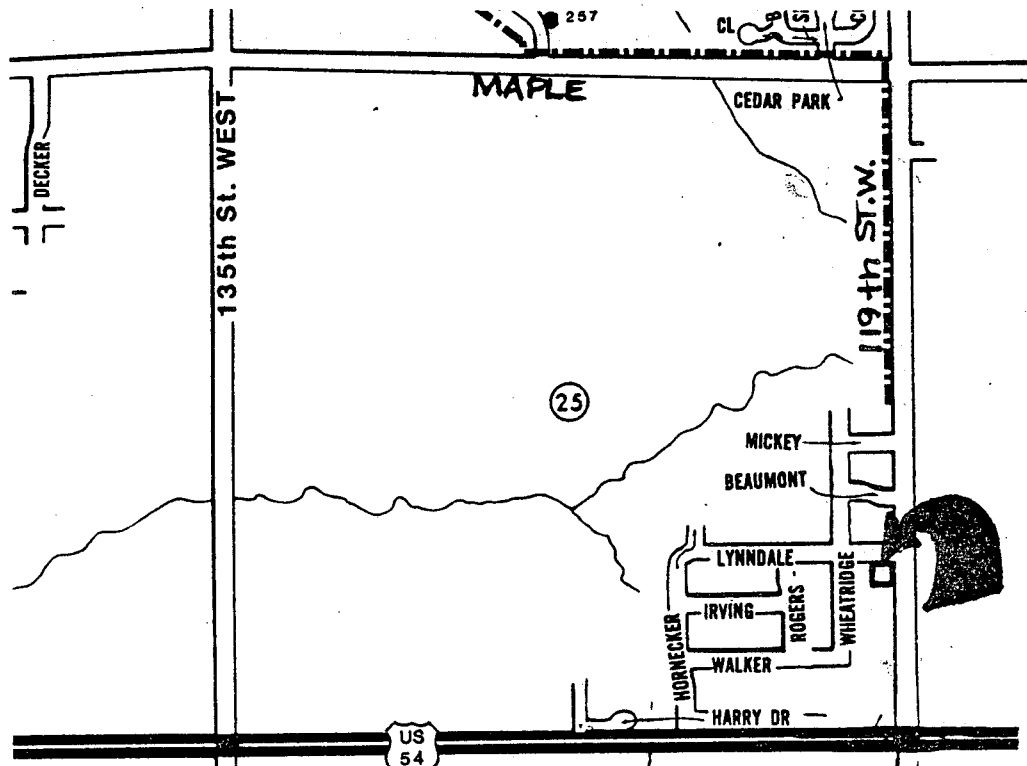
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 16,623.59 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One-Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: Surrounding properties are in the process of being annexed to Wichita. Sanitary sewer is also being extended into this area.

- A. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- G. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e. Friess Addition, Wichita, Sedgwick County, Kansas.
- H. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.
- I. The final plat shall indicate "Complete access control" to 119th Street West, across the east line of Lot 1 and "Access control except for one opening" to 119th Street West, across the east line of Lot 2.
- J. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- K. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

- L. The plattor's text shall be amended to state that the location of the permitted openings to 119th St. West shall be determined by the City Engineer.
- M. Prior to scheduling this case before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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