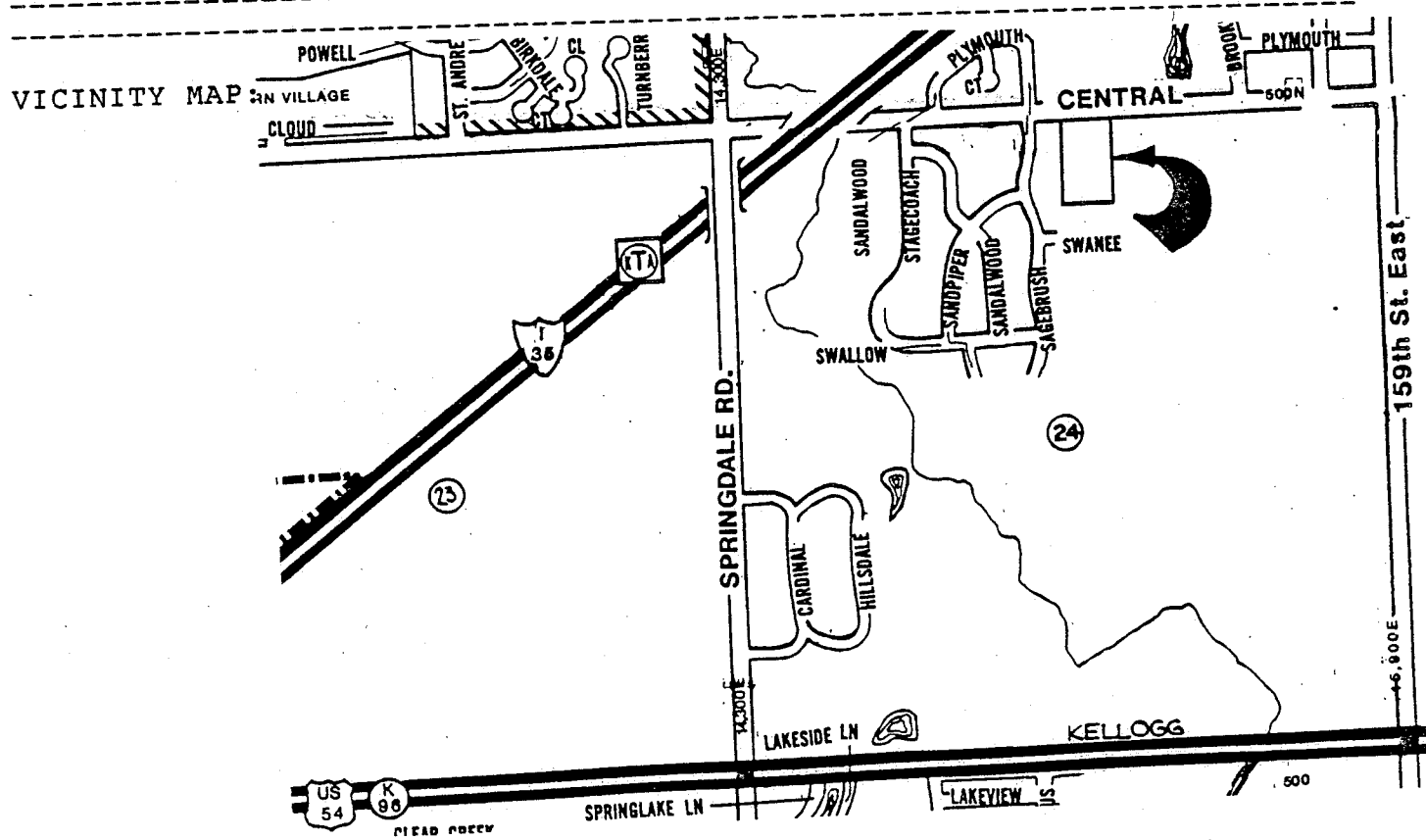


STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-16 - STEPHEN LEMONS ADDITION
OWNER/APPLICANT: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
SURVEYOR/ENGINEER: Baughman Co., P.A.
LOCATION: South side of Central approx. 1/2 mile W. of 159th St. East
SITE SIZE: 6.5 acres
NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1
MINIMUM LOT AREA: 6 acres
CURRENT ZONING: "R-1" Suburban Residential (County)



STAFF COMMENTS:

- A. Since this property is within the four-mile improvement district for sanitary sewer line extension the applicant shall guarantee the extension of sanitary sewer to serve the lot being platted [S/D Regulations 8-103 (C)(2)].
- B. An existing City of Wichita water line in Central is available to serve this site. The applicant shall therefore make arrangements for connection to this line and shall submit an outside-the-City water service application.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since there is an existing utility easement with a sanitary sewer line 10-feet from this property the applicant shall attempt to obtain, by separate instrument, an off-site utility easement to connect this property to sanitary sewer service.
- F. Should it be shown that the applicant is unable to bridge the 10-foot gap between this property and the utility easement to the west, then; the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what test may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- G. Since this property is adjacent to a Federal Aid Secondary (FAS) road in an unincorporated area the final plat tracing shall dedicate an additional 10-feet of half-street right-of-way.
- H. The final plat tracing platlor's text shall grant access controls to "the appropriate governing body" and shall be determined by "the appropriate governing body's engineer."
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.

- L. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, County Engineering is requested to comment on the suitability and capacity of the sanitary sewer line to the west of this property with regard to extending service to this property.

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

SEDGWICK COUNTY



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

March 30, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-16 - STEPHEN LEMONS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 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 March 24, 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 Board of City Commissioners 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:svm

cc: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
Stephen F. Lemons, 918 Cederwood Ct., Andover, KS 67002
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

October 31, 1989


TO WHOM IT MAY CONCERN:

We, the undersigned, are the owners of Stephen Lemons Addition, Sedgwick County, which is presently being platted. As requested, we signed an outside the City application for water service for the platting process.

The City of Wichita apparently wants us to sign another application form for water service which they do not have available to sign. We are agreeable to signing a revised application form if it becomes available.

Please keep our plat scheduled for the Council hearing and contact us when you have a document to sign.

Thank you.



Stephen Lemons



Loretta Lemons

SEDGWICK COUNTY



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

March 24, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-16 - STEPHEN LEMONS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property is within the four-mile improvement district for sanitary sewer line extension the applicant shall guarantee the extension of sanitary sewer to serve the lot being platted [S/D Regulations 8-103 (C)(2)].
- B. An existing City of Wichita water line in Central is available to serve this site. The applicant shall therefore make arrangements for connection to this line and shall submit an outside-the-City water service application.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since there is an existing utility easement with a sanitary sewer line 10-feet from this property the applicant shall attempt to obtain, by separate instrument, an off-site utility easement to connect this property to sanitary sewer service.
- E. Since this property is adjacent to a Federal Aid Secondary (FAS) road in an unincorporated area the final plat tracing shall dedicate an additional 10-feet of half-street right-of-way.
- F. The final plat tracing platator's text shall grant access controls to "the appropriate governing body" and shall be determined by "the appropriate governing body's engineer."

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- 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.

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, March 30, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
Stephen F. Lemons, 918 Cederwood Ct., Andover, KS 67002
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer