

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

March 22, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-11 - STEIN-ADAMS ADDITION

OWNER/APPLICANT: William P. Stein, Sr., 5613 Legion, Wichita, KS 67204

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Between Legion & Delaware, North of 54th St. No.

SITE SIZE: 5.76 Acres

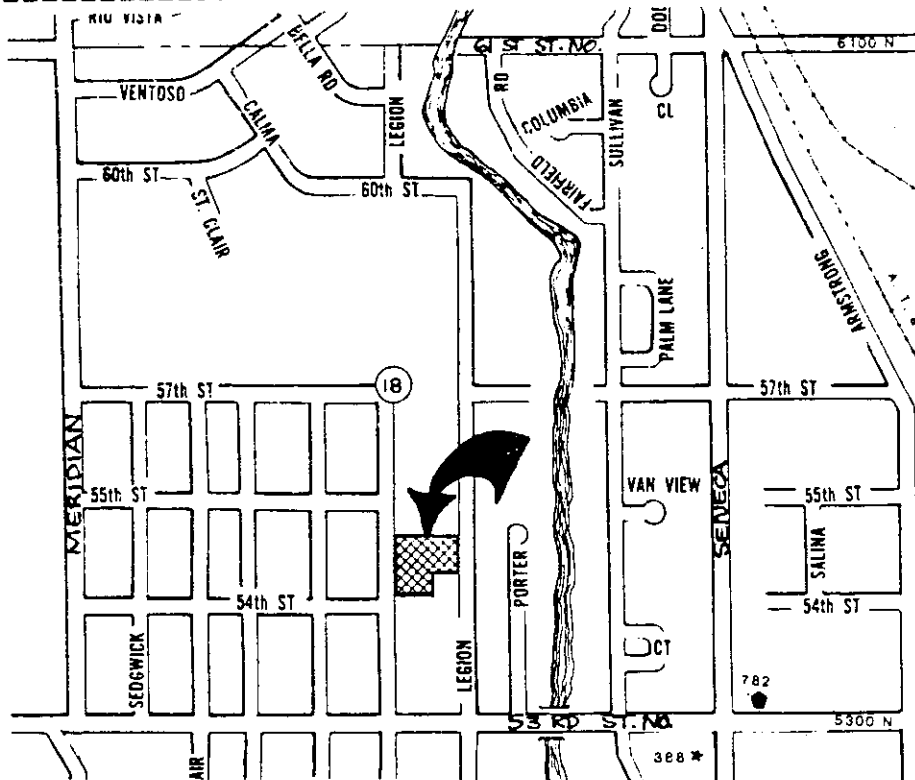
NUMBER OF LOTS:

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 40,480 sq. ft.

CURRENT ZONING: "R-1" Suburban 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 applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall clearly indicate that this plat dedicates additional street right-of-way for both Delaware and Legion. In particular, the 30 feet of right-of-way for Delaware and the additional 15 feet for Legion is in addition to the existing 40 feet of right-of-way dedicated by adjacent properties. In addition the centerline of both streets shall be provided on the final plat tracing.
- 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. 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from County 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.

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 23, 1990

Gary Wiley  
Professional Engineering Consultants, P.A.  
303 South Topeka  
Wichita, KS 67202

Re: S/D 90-11 - STEIN-ADAMS ADDITION

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 final plat tracing shall clearly indicate that this plat dedicates additional street right-of-way for both Delaware and Legion. In particular, the 30 feet of right-of-way for Delaware and the additional 15 feet for Legion is in addition to the existing 40 feet of right-of-way dedicated by adjacent properties. In addition the centerline of both streets shall be provided on the final plat tracing.
- C. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- 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.

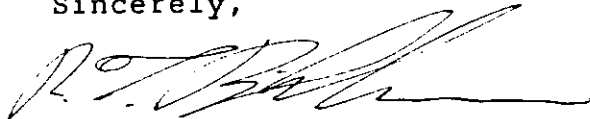
S/D 90-11 Stein-Adams Addition  
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- E. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

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 29, 1990. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: William P. Stein, Sr., 5613 Legion, Wichita, KS 67204  
Jack Brown, Health Department  
Ron Worley, County Zoning Administrator  
Jim Weber, P.E. Director  
Mike Lindebak, City Engineer