



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
316-268-4421  
FAX 316-268-4390

June 15, 1995

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 95-31 E. M. STEVEN'S FOURTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207  
Dave Bayouth, 5325 E. Central, Wichita, Ks 67208  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 8, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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Re: S/D 95-31 E. M. STEVEN'S FOURTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ *per Dinky 11/19/95 - use & repair this post road*  
Since this site proposes the use of a private sewer line, a letter shall be submitted from the party responsible for that line and their willingness to allow this use. A guarantee (cannot be by petition), however, shall still be submitted for the necessary extension of the private line needed to serve the two (2) lots being platted.
- ~~B.~~  
Guarantees, as necessary, shall be provided for the extension of water across this site's frontage to Kellogg Drive and the relocation of a water meter vault. The applicant shall verify with City Engineering and the Water Department the extent of such guarantee.
- ~~C.~~  
The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
- ~~D.~~  
The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by this site's drainage plan, drainage is being directed to Kellogg. A letter shall be submitted from KDOT indicating their willingness to accept such drainage.
- ~~E.~~  
If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~F.~~  
This plat indicates various utility lines (gas, electric, phone) will be relocated. The applicant shall submit letters from all involved utilities indicating that satisfactory arrangements have been made for such relocations (KG&E-Electric).
- ~~G.~~ *done as per KG&E contract*  
As requested by KG&E-Gas during review of the preliminary plat, sufficient easement needed to be provided along the plat's west line to cover existing lines. A 30-foot easement is now being indicated; however, the platting binder is also indicating a private

*final plat  
found. note K&E total land  
as well as other easements  
1600 sq ft*

30-foot easement in the same area. Public and private easements should not or cannot overlap each other in such a manner. The applicant needs to verify that the party benefitting from this private easement has released the easement or that the public easement can supersede the private easement or coexist..

H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

*will be - Temp. easement submitted to believe correct this*  
The platting binder indicates a number of other easements (private) granted by separate instrument. The applicant needs to verify if these easements are outside the limits of the plat or are being adequately incorporated by other platted easements. *No public SS, 400, etc. public is for other utilities. Final plat - was talked to K&E - gas and says they*

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

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

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207  
Dave Bayouth, 5325 E. Central, Wichita, Ks 67208  
Mike Lindebak, City Engineer

*are not objections to platting*

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT

(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-31 E. M. STEVEN'S FOURTH ADDITION

OWNER/APPLICANT: Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207

AGENT: Dave Bayouth, 5325 E. Central, Wichita, Ks 67208

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of Kellogg and east of Webb Road

SITE SIZE: 5.25 Acres

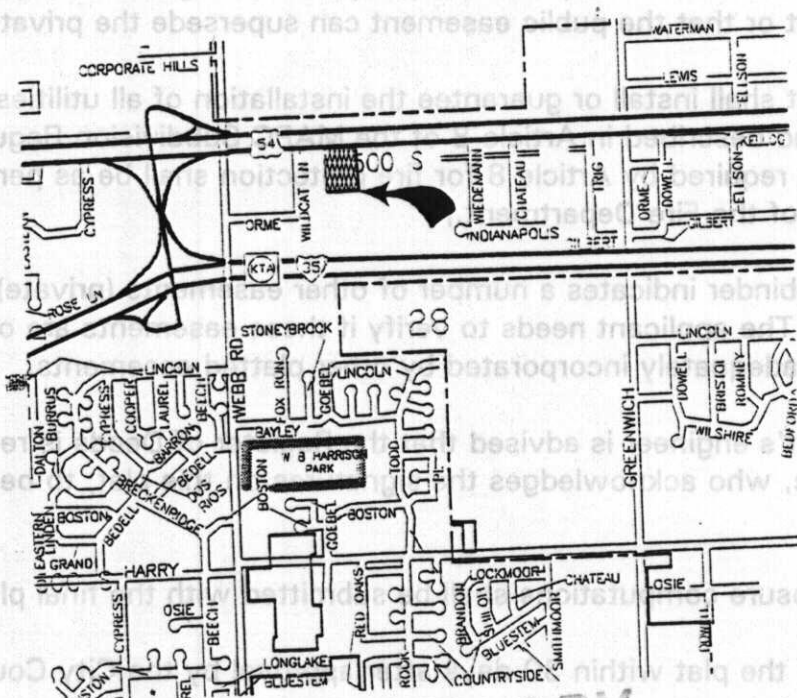
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.39 Acres

CURRENT ZONING: "C"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. Since this site proposes the use of a private sewer line, a letter shall be submitted from the party responsible for that line and their willingness to allow this use. A guarantee (cannot be by petition), however, shall still be submitted for the necessary extension of the private line needed to serve the two (2) lots being platted.
- B. Guarantees, as necessary, shall be provided for the extension of water across this site's frontage to Kellogg Drive and the relocation of a water meter vault. The applicant shall verify with City Engineering and the Water Department the extent of such guarantee.
- C. The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by this site's drainage plan, drainage is being directed to Kellogg. A letter shall be submitted from KDOT indicating their willingness to accept such drainage.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. This plat indicates various utility lines (gas, electric, phone) will be relocated. The applicant shall submit letters from all involved utilities indicating that satisfactory arrangements have been made for such relocations (KG&E-Electric).
- G. As requested by KG&E-Gas during review of the preliminary plat, sufficient easement needed to be provided along the plat's west line to cover existing lines. A 30-foot easement is now being indicated; however, the platting binder is also indicating a private 30-foot easement in the same area. Public and private easements should not or cannot overlap each other in such a manner. The applicant needs to verify that the party benefitting from this private easement has released the easement or that the public easement can supersede the private easement or coexist..
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. The platting binder indicates a number of other easements (private) granted by separate instrument. The applicant needs to verify if these easements are outside the limits of the plat or are being adequately incorporated by other platted easements.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.