

June 7, 1990

STAFF REPORT  
(Final Plat Approved 5/31/90;  
Deferred form 5/17/90 S/D meeting)

CASE NUMBER: S/D 90-29 - RAMSEY ADDITION

OWNER/APPLICANT: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147

SURVEYOR/ENGINEER: Donald C. Armstrong

LOCATION: 1/4 mile north of MacArthur on west side of Webb Rd.

SITE SIZE: 4.48 Acres

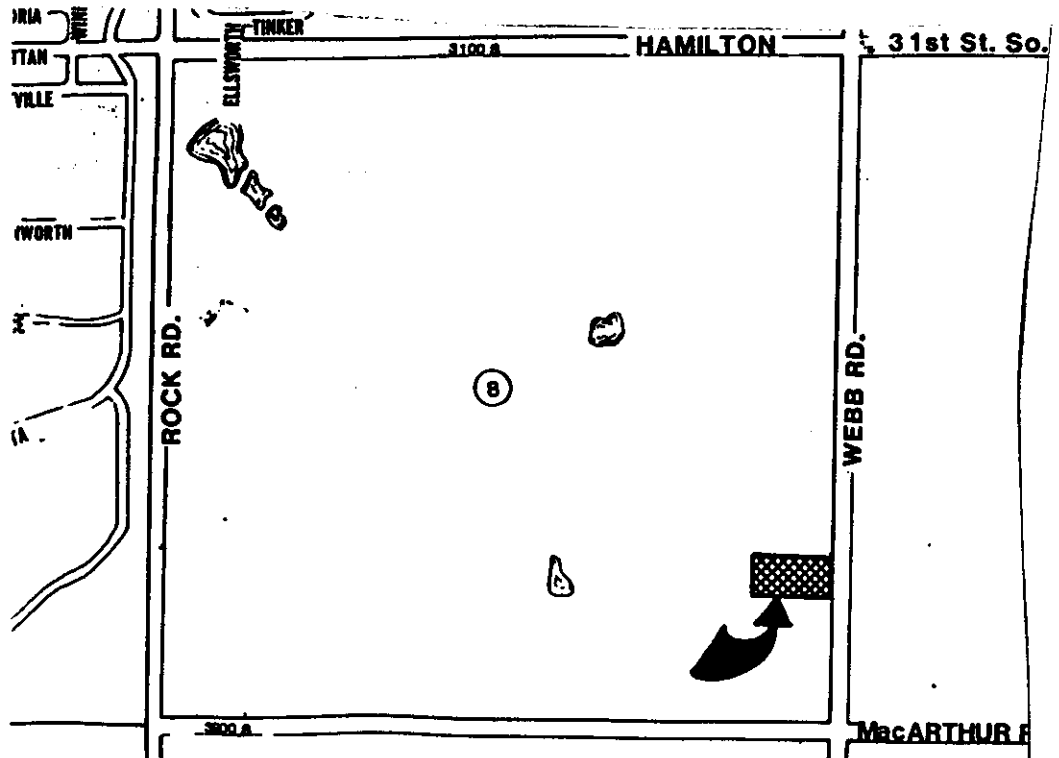
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.1 Acres

CURRENT ZONING: "E" Light Industrial & "R-1" Suburban Residential Districts

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. It should be noted, however, that the net area of this plat is 4.1 acres or below the 5-acre requirement for a lagoon system. An existing lagoon is indicated on the sketch plat but the building, also indicated on the sketch, is not a residential structure. If the Health Department cannot approve this site for use of a lagoon because of the site's size, the applicant will need to acquire additional property to meet the 5-acre requirement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall provide to the Health Department for approval and recording, a covenant which will require the relocation of the existing lagoon, if this lagoon is found to create a nuisance for neighboring properties. Upon approval by the Health Department, a copy of this covenant will be provided to the Planning Department for the plat file.
- D. On the final plat tracing the following changes or additions shall be made in the plattor's text:
1. If no easements are requested by the utilities or County Engineering, the plattor's text shall not reference that any have been granted.
  2. The conveyance of access control shall be referenced, noting that it is being dedicated to the appropriate governing body, with the location of the one-opening approved by the appropriate Engineer.
  3. The street shall be dedicated to and for the use of the public.
- E. On the final plat tracing the MAPC signature block shall indicate "George Sherman, Acting Chairman."
- F. On the final plat tracing, the County Commission's signature block shall be amended to indicate the proper chairman and order of signatures.
- G. The applicant is advised that a Ramsey Addition has been platted in Valley Center. Since this plat is within Sedgwick County, the Ramsey Addition may still be used, however, some confusion may occur because of such similarities. If the applicant is in agreement, as an alternative the plat should be named the John T. Ramsey Addition.

- H. Since a significant portion of this plat's frontage is "E" light-industrial, a 35-foot building setback shall be indicated from Webb Road.
- 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. 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.



METROPOLITAN AREA PLANNING DEPARTMENT

June 7, 1990

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

Armstrong Land Survey  
1021 E. Waterman, Suite 4  
Wichita, KS 67203

Re: S/D 90-29 - PLAT OF THE RAMSEY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 1, 1990.

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; if the title report or attorney's opinion has not already been submitted.
- 3. Certification that all due real estate taxes have been paid.
- 4. 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.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm

cc: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147  
Harlan Foraker, County Engineering  
Mike Lindebak, City Engineer  
Jack Brown, County Health Department

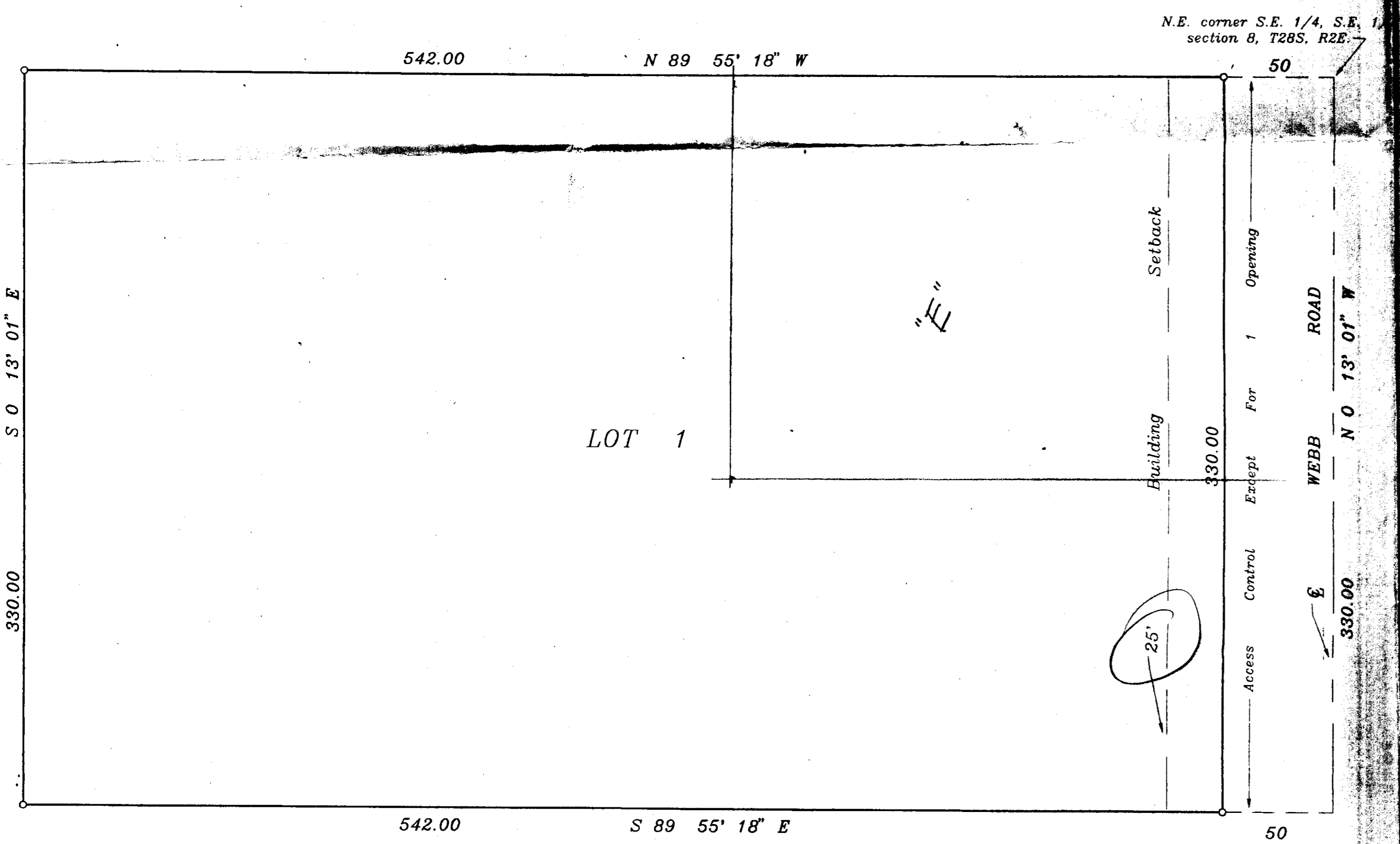
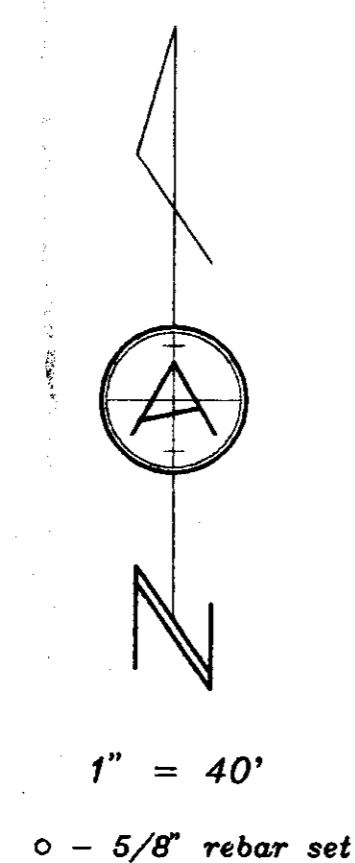
FILE COPY

**OFFICE COPY**  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/31/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/1/90

**FINAL PLAT**

**RAMSEY ADDITION**  
TO SEDGWICK COUNTY, KANSAS



State of Kansas )  
County of Sedgwick ) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 1990 I have surveyed and platted a lot and block known as "RAMSEY ADDITION" to Sedgwick County, Kansas, the same being described as: THE EAST 592 FEET OF THE NORTH 330 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, T28S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 50 FEET FOR ROAD.

DONALD C. ARMSTRONG L.S.#780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "RAMSEY ADDITION" to Sedgwick County, Kansas. The owner to hereby dedicated for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Owner:  
John T. Ramsey

State of Kansas )  
County of Sedgwick ) SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1990, before me, a Notary Public in aforesaid state and county, came John T. Ramsey, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My commission expires: \_\_\_\_\_

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_, Chairman  
Wayne L. Brinegar  
\_\_\_\_\_, Secretary  
Harvin S. Krout

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_, Chairman  
Paul W. Hancock  
\_\_\_\_\_, Chairman Pro-tem  
Bernard A. Hentzen  
\_\_\_\_\_, Commissioner  
Mark F. Schroeder  
\_\_\_\_\_, Commissioner  
Billy Q. McGray  
\_\_\_\_\_, Commissioner  
David Bayouth

Entered on transfer record the \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_, County Clerk  
Don Wright

State of Kansas )  
County of Sedgwick ) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 1990, at \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Kesa