SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

JANUARY 28, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-1 - PUTTER PLACE ADDITION

OWNER/APPLICANT: Lifestyles by Lane, c/o Stanley C. Lane, 2277 S. Grove, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Putter Lane, between Tee Lane and 3rd Street.

SITE SIZE: 0.84 Acre

NUMBER OF LOTS:

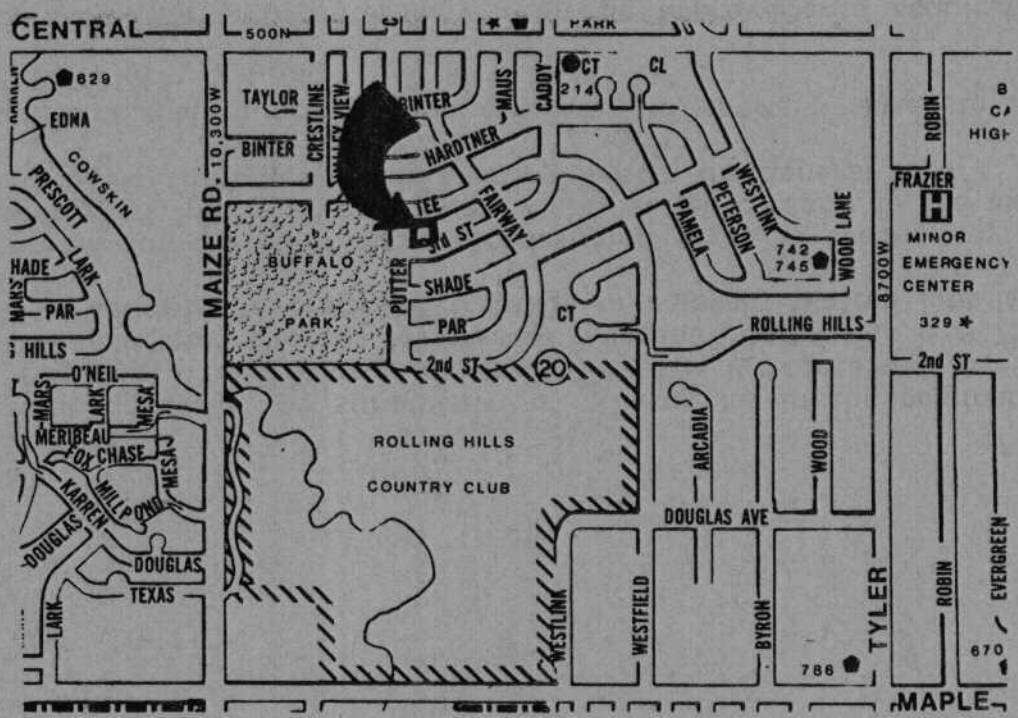
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 6,600 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

A. This replat proposes the subdivision of a large lot in the original Westlink Village Addition. As originally platted, the large lot contained 36,590 square feet. The estimated average lot area of adjacent platted lots is 9,732 square feet. The estimated average lot frontage of adjacent platted lots is 79 feet.

   Staff recommends that this plat be redesigned so as to create only four new lots rather than five. This redesign would better conform to the average lot sizes and street frontages of the existing lots in the general area.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

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. 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. 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.

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 representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

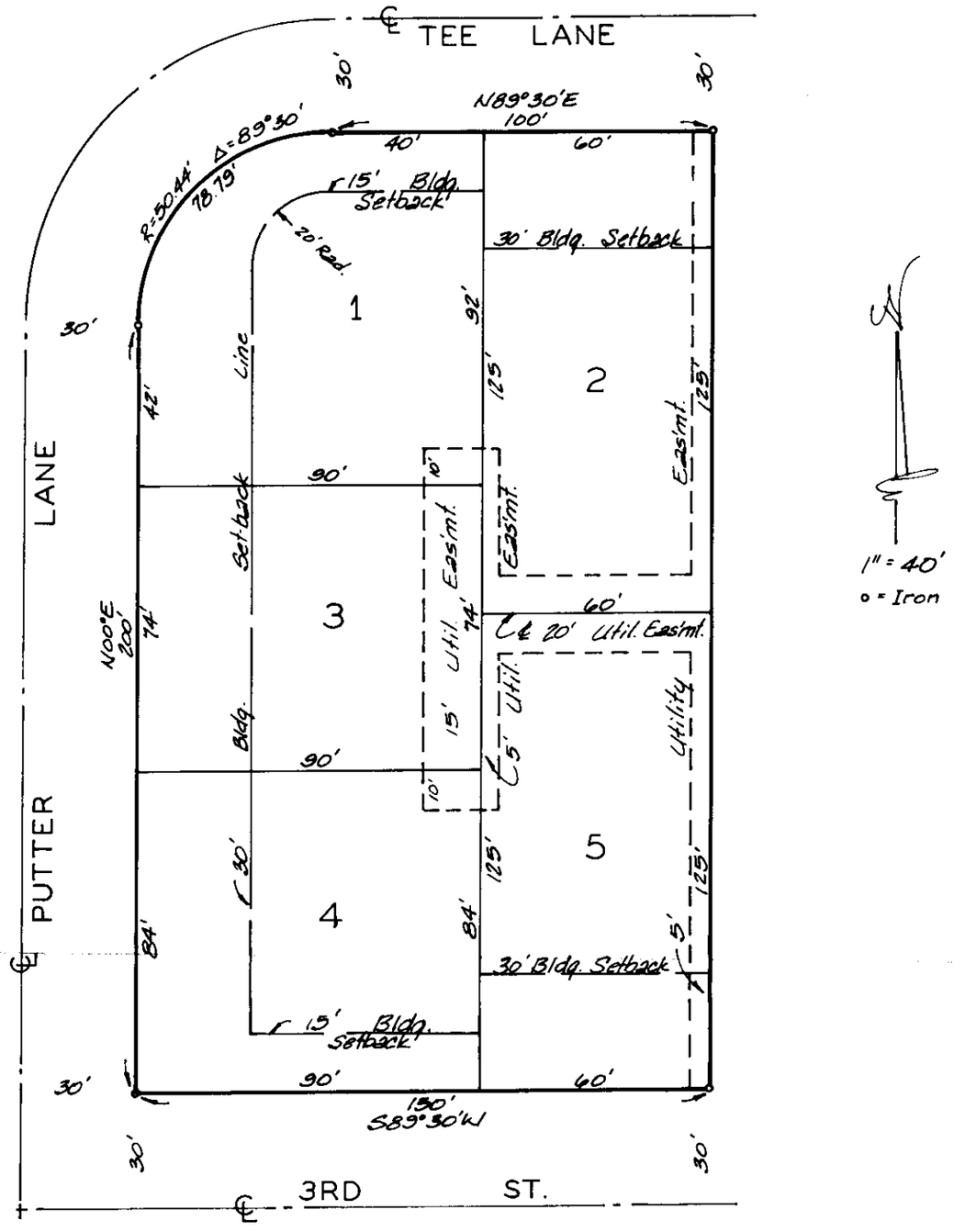
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

PUTTER PLACE ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/28/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/28/88



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PUTTER PLACE ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block 7, Westlink Village, Sedgwick County, Kansas. Easements and building setback lines being vacated by virtue of K.S.A. 12-512(b). Being situated in the NW 1/4 of Sec. 20, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____ Date

Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "PUTTER PLACE ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Lifestyles by Lane, Inc.

_____ President
Stanley C. Lane

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Stanley C. Lane, President of Lifestyles by Lane, Inc., on behalf of the corporation

_____ Notary Public

My Appt. Exp. _____

This plat of "PUTTER PLACE ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__ at _____ o'clock ___ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rosa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1635
(316) 268-4421

February 5, 1988

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

Re: Final Plat S/D 88-1 - PUTTER PLACE

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 1988, 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 January 29, 1988.

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.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Lifestyles by Lane, c/o Stanley C. Lane, 2277 S. Gove,
Wichita, KS 67211

FILE COPY