STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. On the final plat tracing, the minimum building pad elevation being platted shall be noted on the face of the plat.

D. On the final plat tracing, a 10-foot utility easement shall be indicated adjacent to the south line of 35th Street North. This utility easement is within the 25-foot front yard building setback and continues the easement first established by Barr's Addition to the west.

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 and is the proposed minimum building pad elevation correct?

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

OCTOBER 8, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-98 - VOLLMER SUBDIVISION IN WALNUT GROVE

OWNER/APPLICANT: Dorothy L. Vollmer

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: South side of 35th Street North, in an area east of Litchfield.

SITE SIZE: 1.7± Acres

NUMBER OF LOTS:

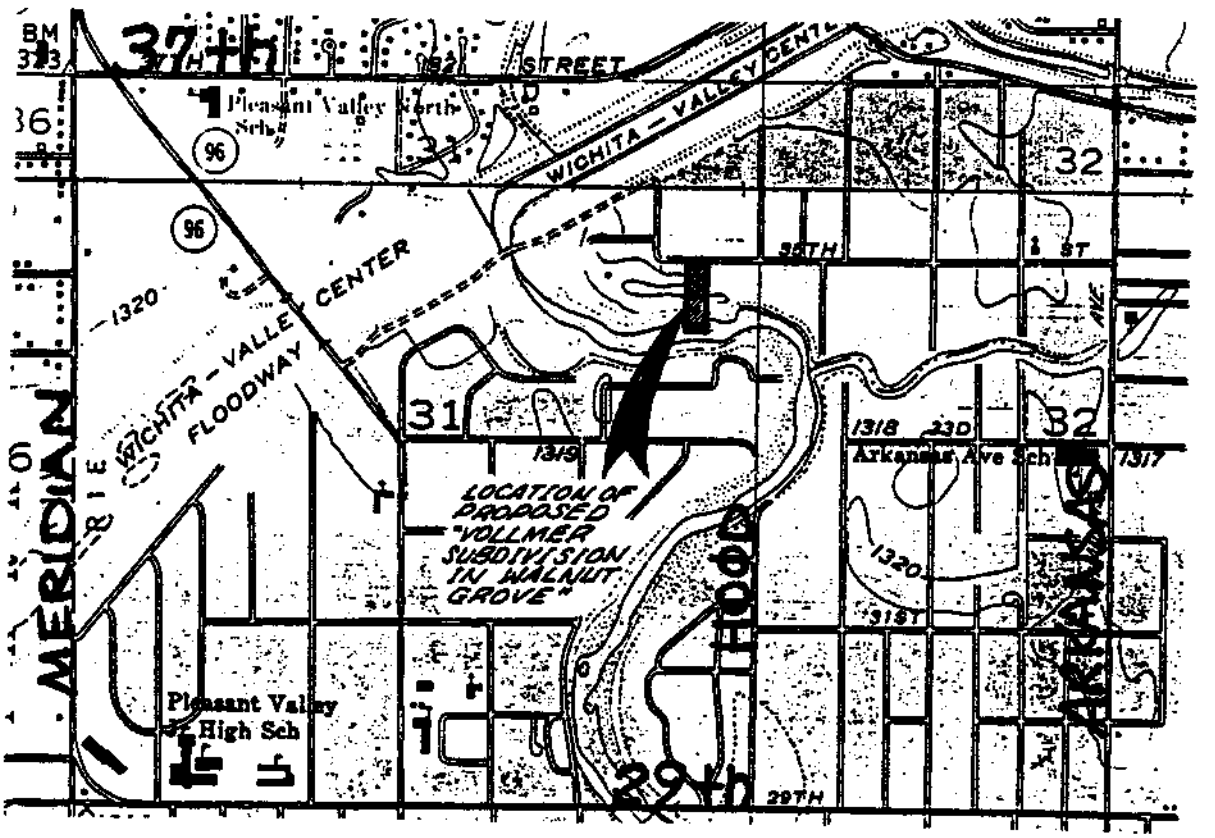
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 74,052 Sq. Ft.

CURRENT ZONING: "AA"

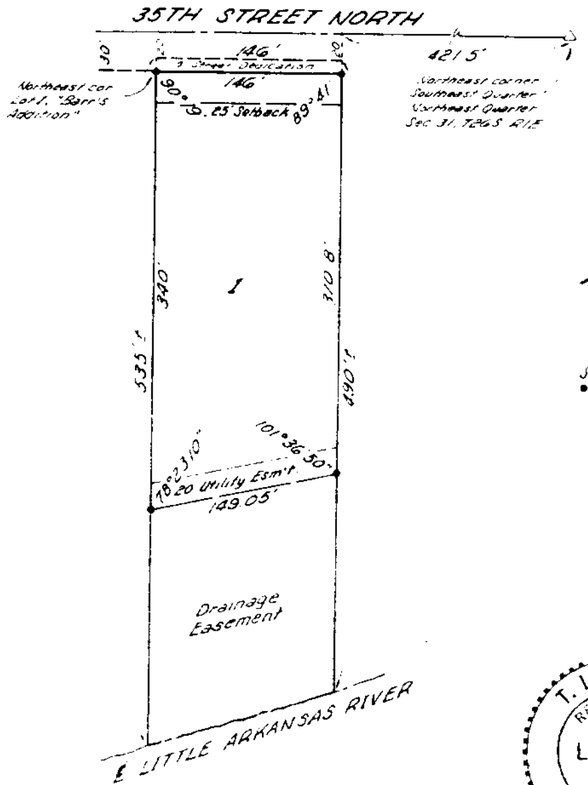
PROPOSED ZONING: "AA"

VICINITY MAP:



VOLLMER SUBDIVISION
IN WALNUT GROVE
WICHITA, SEDGWICK COUNTY, KANSAS

NE1/4 SEC. 31, T26S, R1E



SCALE : 1" = 100'
● - #4 REBAR WITH I.D. CAP SET

T. L. DANIEL REGISTERED LS-489 KANSAS LAND SURVEYOR

STATE OF KANSAS)
SEDGWICK COUNTY) SS

TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "VOLLMER SUBDIVISON IN WALNUT GROVE", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS FOLLOWS:

THAT PART OF PARK IN "WALNUT GROVE", SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 275 FEET WEST OF THE NORTHWEST CORNER OF LOT 13, IN SAID "WALNUT GROVE"; THENCE WEST ALONG THE SOUTH LINE OF 34TH STREET (NOW 35TH STREET) AS PLATTED IN SAID "WALNUT GROVE", A DISTANCE OF 442.5 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 13 TO THE MIDDLE OF THE MAIN CHANNEL OF THE LITTLE ARKANSAS RIVER; THENCE IN AN EASTERLY DIRECTION ALONG THE MIDDLE OF SAID RIVER AND WITH THE MEANDERINGS THEREOF TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPT THE EAST 146.5 FEET THEREOF, AND EXCEPT THAT PART NOW PLATTED AS "BARR'S ADDITION", WICHITA, KANSAS.

TERRA TECH LAND SURVEYING, INC.

_____ _____

T. L. DANIEL LS#489 DATE

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND A STREET TO BE KNOWN AS "VOLLMER SUBDIVISION IN WALNUT GROVE", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY GRANTED FOR DRAINAGE AND RIVER BANK MAINTENANCE PURPOSES. NO STRUCTURE SHALL BE BUILT WITHIN THE DRAINAGE EASEMENT, NOR SHALL ANY CHANGE OF GRADE BE MADE WITHOUT THE PERMISSION OF THE WICHITA-SEDGWICK COUNTY FLOOD OFFICE OR THEIR SUCCESSORS OF OFFICE. NO BUILDING SHALL BE CONSTRUCTED BELOW ELEVATION 1311 NGVD WHICH IS 123.6 CITY DATUM.

_____

DOROTHY L. VOLLMER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____1987, BY DOROTHY L. VOLLMER.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS_____DAY OF_____, 1987.

WICHITA CITY COUNCIL

_____, MAYOR

ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK

DALE E. REA

THIS PLAT OF "VOLLMER SUBDIVISION IN WALNUT GROVE", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS_____DAY OF_____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

JOHN TERRY MOORE

_____, SECRETARY

MARVIN S. KROUT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT___O'CLOCK ___M., ON THE _____DAY OF_____, 1987.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS_____DAY OF_____, 1987.

_____, COUNTY CLERK

DON WRIGHT

WICHITA – SEDGWICK COUNTY

W-SC

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

October 15, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-98 - VOLLMER SUBDIVISION IN WALNUT GROVE

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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 the first half of 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: Dorothy L. Vollmer, 1245 N. River Blvd., Wichita, KS 67203
Walz & Sigler Construction, Inc., 5615 E. 61st St. N., P.O. Box 8849
Wichita, KS 67208

FILE COPY