

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

November 25, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-59 ^{DBE} ~~FELLERS~~ ADDITION

OWNER/APPLICANT: David & Barbara Fellers, 1741 S. Millwood, Wichita, KS 67213

SURVEYOR/ENGINEER: Air Capitol Land Surveyors, 2160 West 21st Street, Wichita, KS 67203

LOCATION: South of 34th St. North, east of Porter.

SITE SIZE: 11,175 sq. ft.

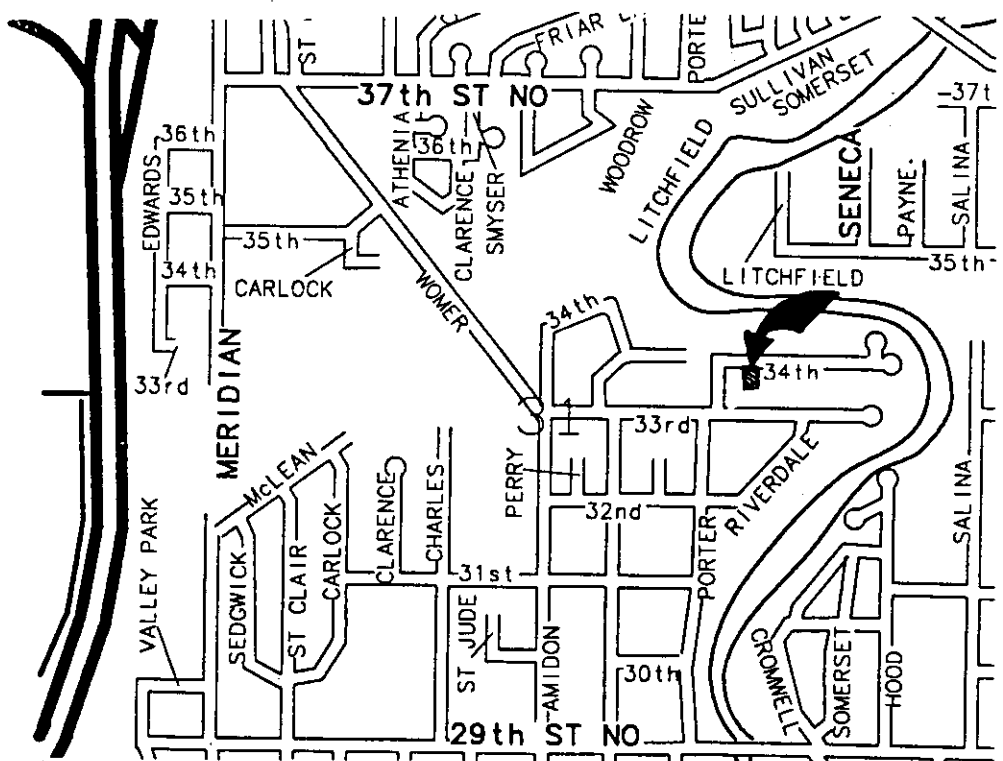
NUMBER OF LOTS

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

MINIMUM LOT AREA: 10,375 sq. ft.

CURRENT ZONING: "AA" One Family

VICINITY MAP:

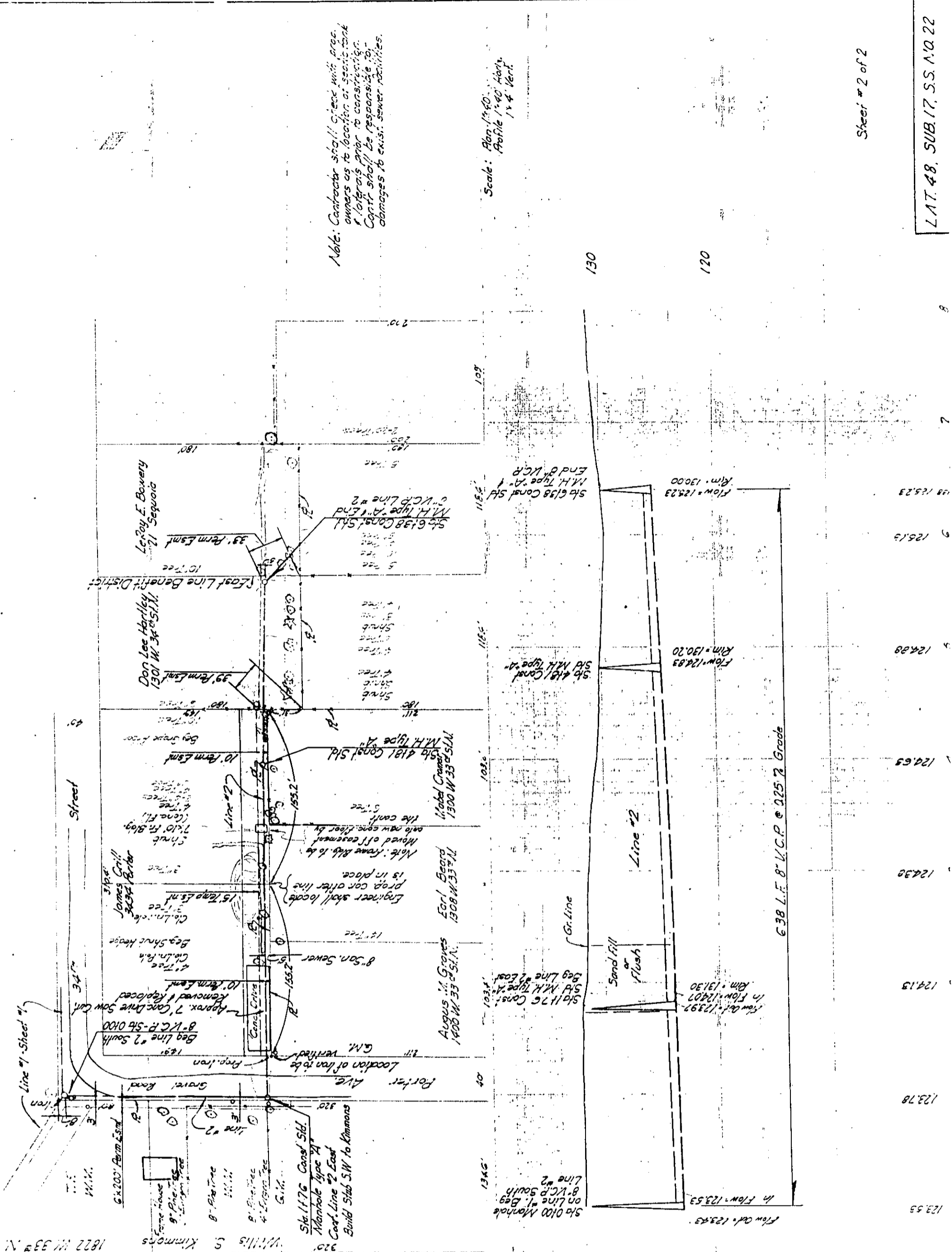


NOTE: Although this site is located within a largely unplatted tract, except for this site, residential development already exists throughout the tract. Consequently, sanitary sewer and municipal water are already available directly and the adjacent street is paved.

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. The platting binder presently indicates that this property is under an ownership different than is shown on the plat. Prior to this plat being released for recording, the applicant shall provide proof (amended platting binder) indicating that the Fellers have title to this property.
- D. As indicated in the platting binder, 1991 taxes are due on this property. Prior to the plat being released for recording, the applicant shall also provide proof that these taxes have been paid.
- E. Prior to release of the plat tracing, the applicant shall submit a letter indicating that the shed has been removed from the 10-foot easement along the south line of this plat.
- F. The applicant's agent needs to indicate if in addition to the 10 foot easement along the south line of this plat, any additional easement was also granted off-site or adjacent. If not, a sanitary sewer line is located along the south line of this Addition and a full 20-foot easement shall be indicated.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City 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.



1822 W. 33rd N.
 Williams S. Kimmons
 6x200' Perm. L.S.M.
 8\"/>

B.M. 132.38 NE Cor. Arch
 Ho. # 1501 34th St. N.

Field Engineer shall verify the location of the property iron 231' North 1/4 Sec. 14 at the SW Cor. Sec. 14, T. 26 S., R. 1 E. prior to starting the project construction.
 Also, locate on the South property line owned by James Crill a point 155.2' E. of the iron to be checked & relocated if necessary.

Location of iron to be prep. iron
 G.M. verified
 Beg Line #2 South
 8\"/>

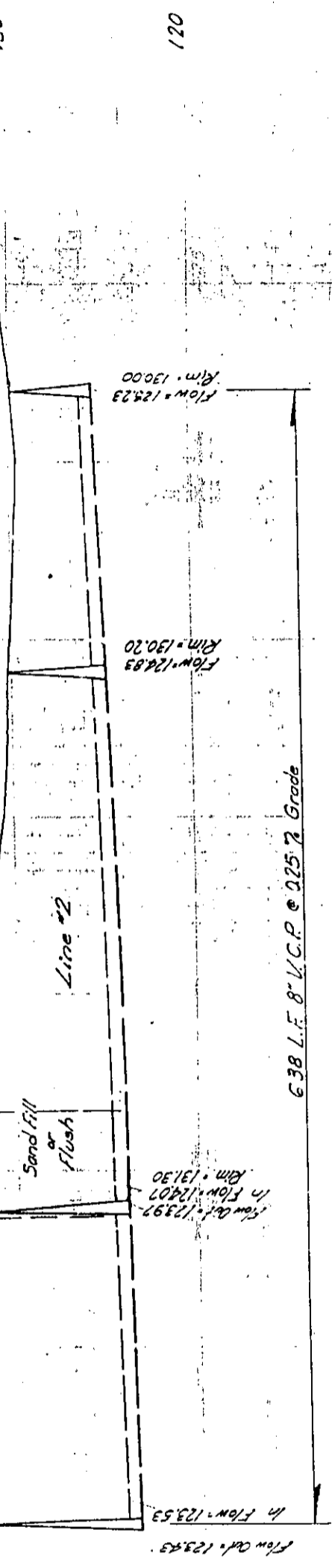
Sta 1176 Const. Beg Line #2 East
 Build Stab SW to Kimmons
 Sta 1176 Const. Sid. Manhole type 21'

Sta 1176 Const. Sid. Manhole type 21'

Note: Contractor shall check with proc. owners as to location of section tank & inform prior to construction. Contr. shall be responsible for damages to exist. sewer activities.

Scale: Plan 1\"/>

123.55	Flow cut. 123.53	In Flow 123.53	123.78	124.13	124.39	124.63	124.88	125.13	125.23
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Scale: Plan 1\"/>