

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

December 7, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-80 CRIGLER ADDITION

OWNER/APPLICANT: Willard Crigler, 2313 N. Volutsia, Wichita, KS 67219

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North of 21st Street North and east of Hillside

SITE SIZE: 1.9 Acres

NUMBER OF LOTS

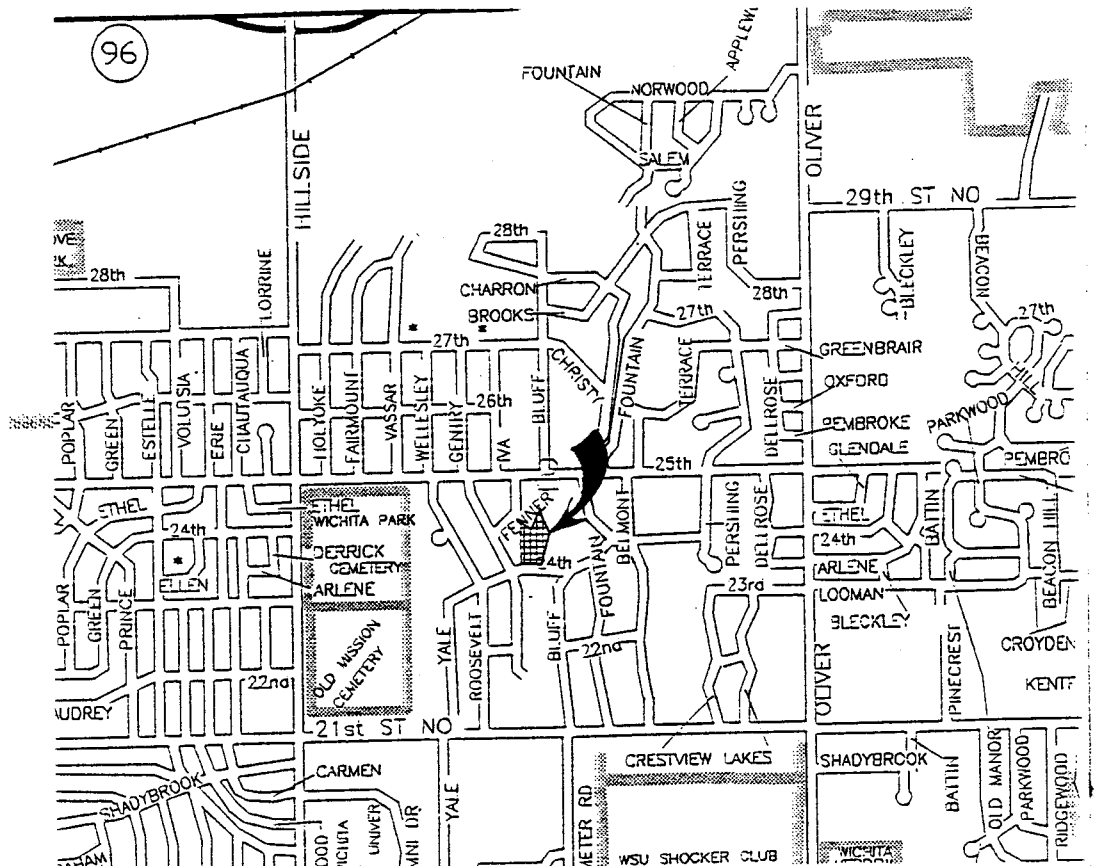
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 25,216 sq. ft.

CURRENT ZONING: "AA"

2-30
2-77
LAT 7-55 #23
1- SUBM. 1-55 #23

VICINITY MAP:



NOTE: Although the area in which this plat is located involves an older, developed portion of the City, the site of this plat itself involves an approximately 10 acre area of unplatted property. While two existing homes are already located in this unplatted Tract, further development will now require platting.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The off-site easement needed for extension of sewer to this site shall be obtained by the applicant and submitted to City Engineering for review and approval and then to Planning for processing with the plat.
- B. Water appears to be available in 24th Street. However, City Engineering and/or the Water Department representative need to verify if any guarantees or requirements still need to be complied with.
- 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. On the final plat tracing, the common lot line between Lots 1 and 2 shall be drawn at the same thickness of the other lot lines. As now drawn, it is somewhat uncertain as to line being a lot line or just a center line for the adjacent 20-foot easement.
- F. On the final plat tracing, it appears that a tie point from one of this Addition's lots (Lot 1) can and should be established from an adjacent existing lot.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as the chair(man).
- H. Prior to this plat being released for recording, the applicant shall provide proof that all 1995 property taxes have been paid for this site. The plat binder presently indicates such taxes as being unpaid.
- I. The applicant's agent is advised that while the street to the northwest of this site was platted as Ethel, recent maps are showing all or the north-south section as having the name Fenner (Place). The final plat tracing shall correctly indicate the name(s) for this street segment.
- J. 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.)
- K. 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.

- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- P. The applicant's agent should be prepared to describe the ownership situation for the unplatted tract from which these lots are being created. Of primary concern is if any property is becoming landlocked due to this plat and the narrow, triangular piece of property along the northwest line of Lot 1.

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