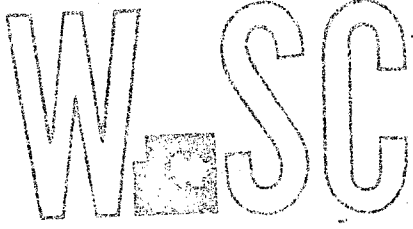
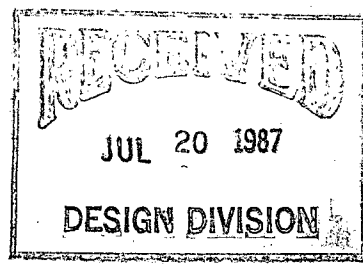


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 298-4581



July 16, 1987

Loweil D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D No. 87-64 - Ferrell Drive Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 16, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

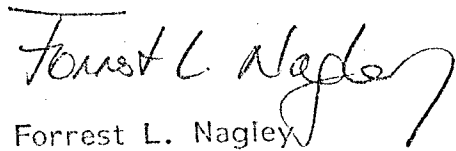
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the vacated Heiserman Street return on the south side of 17th Street North.
- C. The applicant shall guarantee the paving of 17th Street North from Heiserman to Ferrell Drive.
- D. If necessary, the applicant shall guarantee the abandonment of an existing water line.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The applicant has advised that the two reserves are being platted for sales to the owners of adjacent odd lots 171 thru 179 and odd lots 159 thru 169. Rich's Addition to the City of Wichita. This needs to be done in order to protect these two property owners access to Ferrell Drive. Neither Reserve A or B is served with sanitary sewer and Reserve B is too small to be considered a buildable site. Given the factors that the reserves are needed for access to a public street from properties to the west and that neither reserve is a buildable site, the final plat shall reference that the reserves are platted for open space, access purposes from lots to the west and for public utilities. The final plat shall specify these purposes in the plat's text and shall clearly state that they are to be owned and maintained by the owners of the adjacent odd lots in Rich's Addition.
- G. In order to clearly establish the ownership and maintenance responsibilities of Reserves A and B, a restrictive covenant shall be filed of record which states that the owner of odd lots 171 thru 179, Rich's Addition, will own Reserve A and the owner of odd lots 159 thru 169, Rich's Addition, will own Reserve B. The form of this covenant will need to be approved by the City's Law Department. The covenant shall be submitted for recording with the plat.
- H. As can be noted on the preliminary plat, this plat proposes the vacation of the east half of Heiserman Street. Approval of this preliminary plat is subject to the applicant vacating the west half of the subject street by separate instrument. In this regard, a vacation application, signed by all owners of property on the west side of Heiserman Street, shall be submitted when a final plat is filed.
- I. On the final plat, the following building setbacks shall be platted:
- Lot 1 - 15-foot setback from 17th Street North and a 25-foot setback from Ferrell Drive.
  - Lot 2 - 20-foot setback from Ferrell Drive.
- The platting of 20-foot setback will allow for a car to be parked outside of a garage, and not overhang street right-of-way.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: City of Wichita, c/o Steve Potucek, 455 N. Main, Wichita, Ks. 67202  
~~X~~Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

SEPTEMBER 24, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 7/16/87)

CASE NUMBER: S/D 87-64 - FERRELL DRIVE ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Southwest corner of Ferrell Drive and 17th Street North.

SITE SIZE: .60 Acre

NUMBER OF LOTS:

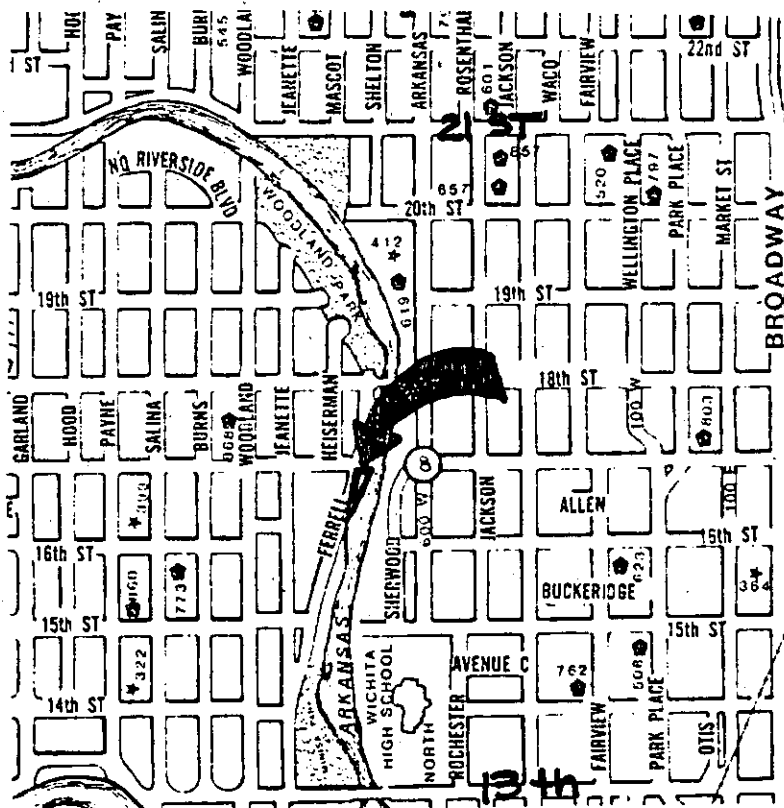
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 7,183 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: It should be noted that this final plat is indicating the platting of one lot as compared to two lots shown on the preliminary plat. The area for Reserve A has also been increased.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the vacated Heiserman Street return on the south side of 17th Street North.
- C. The applicant shall guarantee the paving of 17th Street North from Heiserman to Ferrell Drive.
- D. If necessary, the applicant shall guarantee the abandonment of an existing water line.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant has advised that the two reserves are being platted for sales to the owners of adjacent odd Lots 171 through 179 and odd Lots 159 through 169, Rich's Addition to the City of Wichita. This needs to be done in order to protect these two property owners access to Ferrell Drive. Neither Reserve A or B is served with sanitary sewer and Reserve B is too small to be considered a buildable site, the final plat shall reference that the reserves are platted for open space, access purposes from lots to the west and for public utilities. The final plat shall specify these purposes in the plat's text and shall clearly state that they are to be owned and maintained by the owners of the adjacent odd lots in Rich's Addition.
- G. In order to clearly establish the ownership and maintenance responsibilities of Reserves A and B, a restrictive covenant shall be filed of record which states that the owner of odd Lots 171 through 179, Rich's Addition, will own Reserve A and the owner of odd Lots 159 through 169, Rich's Addition, will own Reserve B. The form of this covenant will need to be approved by the City's Law Department. The covenant shall be submitted for recording with the plat.
- H. As could be noted from the preliminary plat for this property, this plat proposes the vacation of the east half of Heiserman Street. Approval of this final plat is subject to approval of the applicant's associated vacation case (V-1494).
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.