

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

September 5, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-41 - LIPPS ADDITION

OWNER/APPLICANT: Nicklas Lipps, 632 N. Young, Wichita, KS 67212

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Suite 4, Wichita, KS 67203

LOCATION: South of 117th St. North and east of 151st St. West

SITE SIZE: 5 Acres

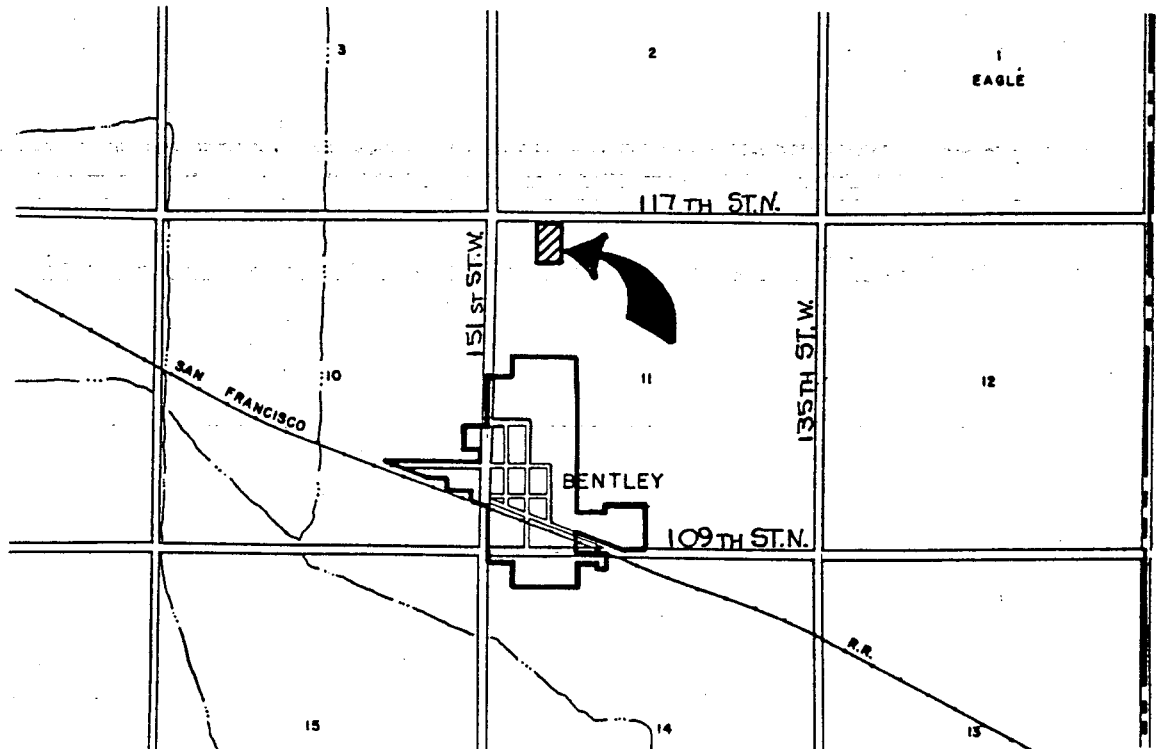
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: This site is just north of Bentley and is within an area requiring 20 acres or more for a site to be exempt from platting. A conditional use has been approved for the site to allow manufactured housing.

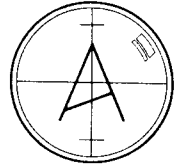
STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing since access is being provided to 117th St, the word "Complete" shall be removed from the face of the plat.
- E. On the final plat tracing, the MAPC signature block shall delete "acting" from the chairman's signature. At this time George Sherman is the "chairman." However, in the next several weeks new appointments to the MAPC may occur, and the chairman's position may change.
- F. This site is under County "R" rural residential zoning and under such zoning a 30 foot front yard setback is required. Since there are no unique conditions or limitations on this site, the final plat tracing shall also indicate a 30 foot building setback to 117th St. North.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from County 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.



Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

1921 E. WATERMAN  
SUITE 6  
WICHITA, KS 67211  
1-316-263-0082

Closure Comps.

Lipps Ad to Sedgwick Co, KS.

$$0.01 / 1,989.20 = 1 / 6,542,300.0$$