

S/D No.: 84-105 Name: MARIA ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: South of Lewis between Bluff and Roosevelt.
Owner: Mary Lee Jones, 3823 East Lewis, Wichita, KS 67218
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.24 Acres
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 7,258 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "A"
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STAFF COMMENTS:

- A. The proposed access easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the drive and shall reference who is responsible for initial construction of the drive. The easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the final plat tracing.
- B. The applicant shall guarantee the extension of City water to serve Lots 2, 3 and 4.
- C. The final plat shall indicate an appropriately wide utility easement for the water line extension.
- D. The applicant shall guarantee any drainage improvements required by the plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, angles or bearings shall be indicated for all side lot lines.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. On the final plat, angles or bearings shall be indicated for the perimeter of the proposed joint ingress/egress and private drainage easement.
- I. 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.
- J. Requirement for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-105 Name: MARIA ADDITION

Preliminary Approved: 8/29/85
Scheduled S/D Meeting: 10/24/85

DESCRIPTION

General Location: South of Lewis between Bluff and Roosevelt.
Owner: Mary Lee Jones, 3823 East Lewis, Wichita, KS 67218
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.24 Acres
 2. Number of Lots:
 - Residential: 4
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 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 7,258 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "A"
-

STAFF COMMENTS:

- A. The final plat tracing shall indicate the recording information for the joint ingress/egress easement. A recorded copy of the instrument shall be submitted for the plat file.
- B. The applicant shall guarantee the extension of City water to serve Lots 2, 3 and 4.
- 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, angles or bearings shall be indicated for all side lot lines.
- F. On the final plat tracing, angles or bearings shall be indicated for the perimeter of the joint ingress/egress easement.
- G. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- H. The final plat tracing shall dimension the building setback on Lots 2, 3 and 4.
- 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 Board of City Commissioners.
- K. 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?
- L. The applicant's agent should be prepared to state if the joint ingress/egress easement also provides for drainage from Lots 2, 3 and 4 to go to Lewis Street.