

S/D No.: 87-31 Name: KNETZER ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: North of 11th Street North, in an area west of West Street.
Owner: Marvin Knetzer, 1232 Baker, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.5
2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 10,402.0 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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. Based on the configuration of the platted lot to the north of this plat, it is recommended that the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations, Section 7-204(D)(1), be waived.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. The applicant is advised that prior to scheduling this plat for review by the City Council, the shed must be removed from the utility easement centered on the lot line common to Lots 1 and 2.
- F. On the final plat tracing, the Mayor's signature block shall be amended to reference Robert G. Knight, Mayor.
- G. On the final plat tracing, the plattor's text shall be amended to indicate that: "This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 19____."
- H. 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.
- 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.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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