

Final Plat
SUBDIVISION REPORT

S/D No.: 87-11 Name: J.M. MURPHY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: South side of 27th Street South, in an area east of Seneca.
Owner: James M. Murphy, 1635 Woodrow Ct., Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.55
2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 24,067.7 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "BB"

STAFF COMMENTS:

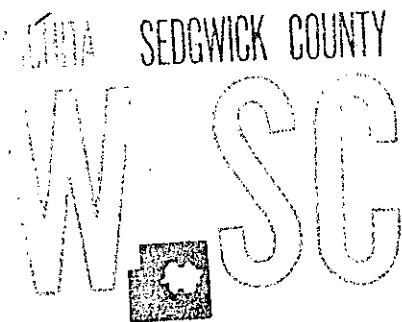
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since 27th Street South is not classified as an arterial street, the final plat tracing shall delete the platting of access control to this street. The face of the plat and the platting text shall be amended.
- D. The applicant's agent should be prepared to discuss with the Subdivision and Utility Advisory Committees the private sewer easement that exists on this property. It is assumed that this private easement covers a private sewer service line from the commercially zoned property to the west.
- E. The representative from the City Engineer's office should be prepared to address the need for this plat to grant an appropriately wide utility easement for extension of future public sewer lateral to directly serve the property to the west.
- F. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- G. 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.
- 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. 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 by this replat?

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1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S. side 21st St., no main in Eric adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary Plat. Existing 8" main in Osie. Property now served. No water problem.
3. Orno Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amarado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restrictive Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building services. Line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No Water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St So. not shown on sketch plat. Area now served. No water problem.

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12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicate utility easement. No Water problem
14. Golf Courses of America. Dedicate utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Jamesburg Park Cemetery. Dedicate street R/W. No Water problem.
17. Paul E. Brogan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood River Addition. Mains to be sized to allow for fire protection with future extension to go to 47th St So. to tie to future 12" main.
20. Other Matters.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

February 13, 1987



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-11 - J.M. MURPHY ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. Since 27th Street South is not classified as an arterial street, the final plat tracing shall delete the platting of access control to this street. The face of the plat and the plattor's text shall be amended.
- C. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- D. The final plat tracing shall indicate the 20-foot wide utility easement needed to allow extension of sanitary sewer to directly serve the properties to the west.
- E. The applicant shall grant, by separate instrument, a 10-foot wide private sewer easement to cover the existing sewer service line serving the building in the northwest corner of the original lot. The final plat tracing shall indicate this private easement along with appropriate recording information.
- F. 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.

WICHITA -- SEDGWICK COUNTY

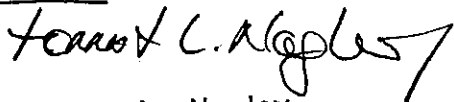
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- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 19, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: James M. Murphy, 1635 Woodrow Ct., Wichita, KS 67203
Donald Diggs, 1905 E. 21st Street N., Wichita, KS 67214
Mike Lindebak, City Engineer

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -28615- - RE 17 JLL

GRIFFITH LESLIE W ETUX

1645 CYPRESS
WICHITA KS 67207 6707
LOT 1 EXC S 85 FT W 198 FT
HEERSCHES REPLAT

PROPERTY ADDRESS
1027 W 27TH

ST SO

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -28615-0001- RE 17 JLL

WALENTA DONALD J

4635 E. KELLOGG
WICHITA KS 67218 6707
S 85 FT W 198 FT LOT 1
HEERSCHE'S REPLAT

PROPERTY ADDRESS
2820 S SENECA

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -28616- - RE 17 JLL

CAMPBELL CHARLES M ETAL

2826 S SENECA
WICHITA KS 67217 6707
LOT 2
HEERSCHE'S REPLAT

PROPERTY ADDRESS
2826 S SENECA