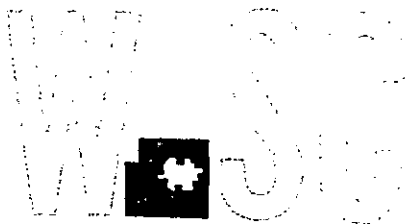


STAFF COMMENTS:

- A. Since this property is being platted for the development of single-family home and is being platted for narrow lot development, the applicant shall request that this property be down-zoned to the "AA" (One Family Dwelling) zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- 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. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the subdivision Regulations. Section 7-204(D) (1).
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- F. If applicable, square footage figures shall be provided to City. Engineering for the lots within this plat so existing special assessments (and petitions) may be amended.
- G. The final plat shall show the center line of Wilm Street and the amount of half street right-of-way.
- H. The final plat shall indicate a 10-foot utility easement along the north line of this plat instead of the 8-foot easements as shown on the preliminary.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. In addition, are there existing special assessments for this property that will require amendment.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 27, 1989

Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 89-2 - ~~SARA-NETT-ADDITION~~

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 26, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

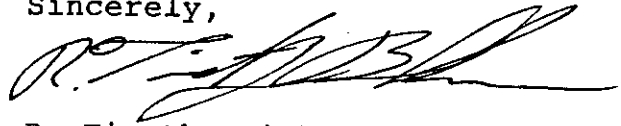
- A. Since this property is being platted for the development of single-family home and is being platted for narrow lot development, the applicant shall request that this property be down-zoned to the "AA" (One Family Dwelling) zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall contact the City Water Department and provide them with four (4) drawings showing the location of the two existing water meters as they relate to the new lot lines.
- C. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- E. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments may be redistributed.
- F. The final plat shall show the center line of Vilm Street and the amount of half street right-of-way.

S/D 89-2 - Sara Nett Addition
Page 2

- G. The final plat shall indicate a 10-foot utility easement along the north line of this plat instead of the 8-foot easements as shown on the preliminary.
- H. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.

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

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Gaylan Nett, etal, 1650 S. Meridian, Suite 7, Wichita, KS
67213
Mike Lindebak, City Engineer

February 23, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 1/26/89)

CASE NUMBER: S/D 89-2 - SARA NETT ADDITION

OWNER/APPLICANT: Gaylan Nett, etal, 1650 S. Meridian, Suite 7,
Wichita, KS 67213

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A.

LOCATION: In an area east of Elizabeth and north of
Vilm.

SITE SIZE: 0.99 acres

NUMBER OF LOTS

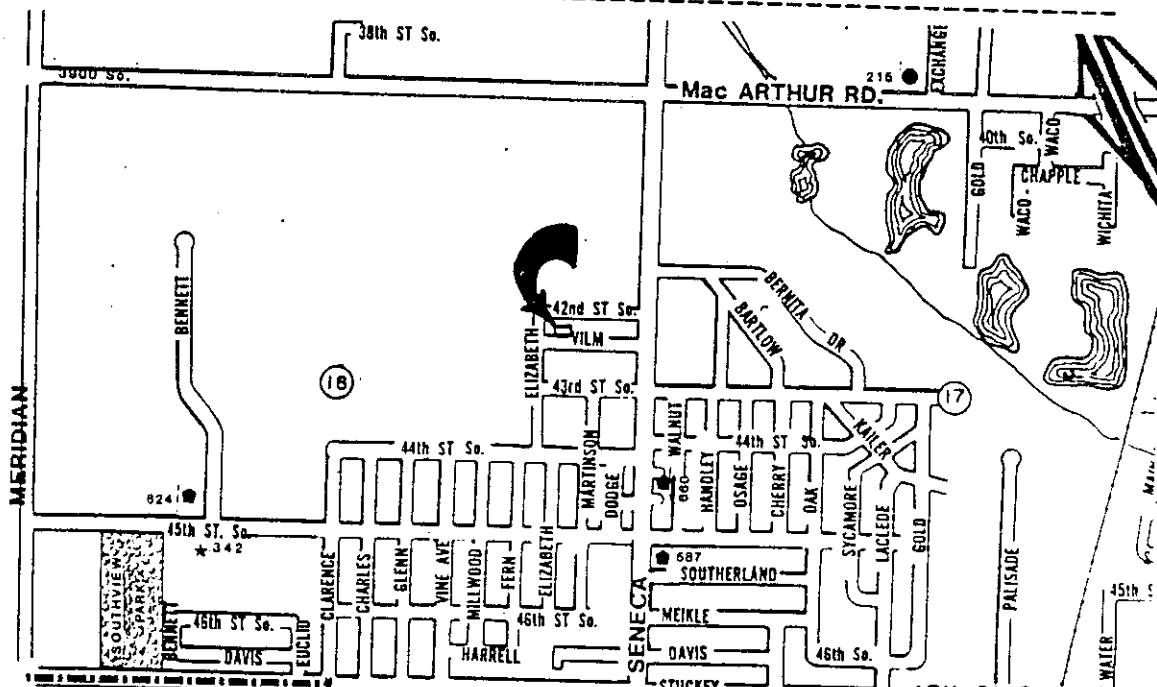
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 7,153 sq. ft.

CURRENT ZONING: "R-5" General Residence District

PROPOSED ZONING: "AA" one Family Dwelling

VICINITY MAP:



- A. Since this property is being platted for the development of single-family homes and is being platted for narrow lot development, the applicant shall request that this property be down-zoned to the "AA" (One Family Dwelling) zoning district. This plat will not be scheduled for City Council review until the zone change has been approved.
- B. The applicant shall contact the City Water Department and provide them with four (4) drawings showing the location of the two existing water meters as they relate to the new lot lines.
- C. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- E. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments may be redistributed.
- F. On the final plat tracing, the surveyor's text shall be amended to indicate in the legal description, that this is a "replat" of lot 5, etc. of the Wilm Gardens Second Addition.
- G. On the preliminary plat an existing utility easement was indicated along the east line of lot 6. If this easement is now being proposed for vacation by this plat, the surveyor's text shall make reference to this vacation by virtue of K.S.A. 12-512(b).
- H. On the final plat tracing, the City's Signature block shall be amended by deleting "Deputy" from the City Clerk's signature.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Specifically, the utilities need to indicate if the easement along the east line of Lot 6, can be vacated.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 24, 1989

Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 89-2 - SARA NETT ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 23, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property is being platted for the development of single-family homes and is being platted for narrow lot development, the applicant shall request that this property be down zoned to the "AA" (One Family Dwelling) zoning district. This plat will not be scheduled for City Council review until the zone change has been approved.
- B. The applicant shall contact the City Water Department and provide them with four (4) drawings showing the location of the two existing water meters as they relate to the new lot lines.
- C. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- E. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments may be redistributed.
- F. On the final plat tracing, the surveyor's text shall be amended to indicate in the legal description, that this is a "replat" of Lot 5, etc. of the Vilm Gardens Second Addition.

- G. On the preliminary plat an existing utility easement was indicated along the east line of Lot 6. If this easement is now being proposed for vacation by this plat, the surveyor's text shall make reference to this vacation by virtue of K.S.A. 12-512(b).
- H. On the final plat tracing, the City's Signature block shall be amended by deleting "Deputy" from the City Clerk's signature.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 2, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Associate Planner

DL:sm

Enclosure

cc: Gaylan Nett, etal, 1650 S. Meridian, Suite 7, Wichita, KS
67213

Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1989

Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 89-2 - SARA NETT ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus

RTB:svm

cc: Gaylan Nett

1650 S. Meridian, Suite 7
Wichita, KS 67213
Mike Lindebak, City Engineer

REAL COVE 3RD --- FINAL PLAT

AREA BEARINGS 90*BOUNDARY

AREA = 785016.1865 (ACRES = 18.0904)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
222			7744.4720	9489.2829
223	N 05 17 55.000 E	624.9800	8368.4166	9525.2442
224	N 69 30 20.000 W	105.0000	8405.1788	9426.8900
225	N 79 45 20.000 W	100.0000	8422.9636	9328.4842
226	N 58 56 20.000 W	30.0000	8438.4422	9302.7857
227	N 87 21 20.000 W	71.2161	8441.7279	9251.6454
228	N 00 47 00.000 W	100.1736	8541.8922	9230.2759
229	N 20 23 00.000 E	295.2300	8818.6359	9333.1044
232	N 49 13 00.000 E	410.5769	9086.8249	9643.9871
233	S 41 56 15.000 E	143.0743	8980.3956	9739.6065
241	S 74 01 43.071 E	140.8100 (RADIAL)		
	CURVE CENTER		8941.6507	9874.9811
138	S 46 03 45.000 W	140.8100 (RADIAL)		
			8847.5446	9770.2362
137	S 41 56 15.000 E	436.5050		
			8507.9623	10075.3274
6	S 48 03 45.000 W	366.5542 (RADIAL)		
	CURVE CENTER		8262.9869	9602.6571
136	N 89 13 00.000 E	366.5542 (RADIAL)		
			8267.9982	10169.1771
135	S 00 47 00.000 E	335.1300		
			7932.8995	10173.7388
134	S 12 42 44.640 W	51.4198		
			7882.7401	10162.4434
	S 00 47 00.000 E	125.2362		

133

S 68 53 40.000 W

674.9986

7757.4957

10164.1559

222

7744.4720

9489.2829

CIRCULAR CURVE 253 241 138 L
 CENTRAL ANGLE = 57.54 31.929
 CHORD DIRECTION = S 12 53 59.036 E
 RADIUS = 140.8100
 LENGTH = 142.3167
 TANGENT = 77.9059
 CHORD = 136.3362
 EXTERNAL = 20.1148
 MIDDLE ORDINATE = 17.6005

CIRCULAR CURVE 137 6 138 R
 CENTRAL ANGLE = 41 09 15.000
 CHORD DIRECTION = S 21 21 37.500 E
 RADIUS = 366.5542
 LENGTH = 263.2670
 TANGENT = 137.6114
 CHORD = 257.6636
 EXTERNAL = 24.9798
 MIDDLE ORDINATE = 23.3861