

OCTOBER 8, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-98 - VOLLMER SUBDIVISION IN WALNUT GROVE

OWNER/APPLICANT: Dorothy L. Vollmer

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: South side of 35th Street North, in an area east of Litchfield.

SITE SIZE: 1.7± Acres

NUMBER OF LOTS:

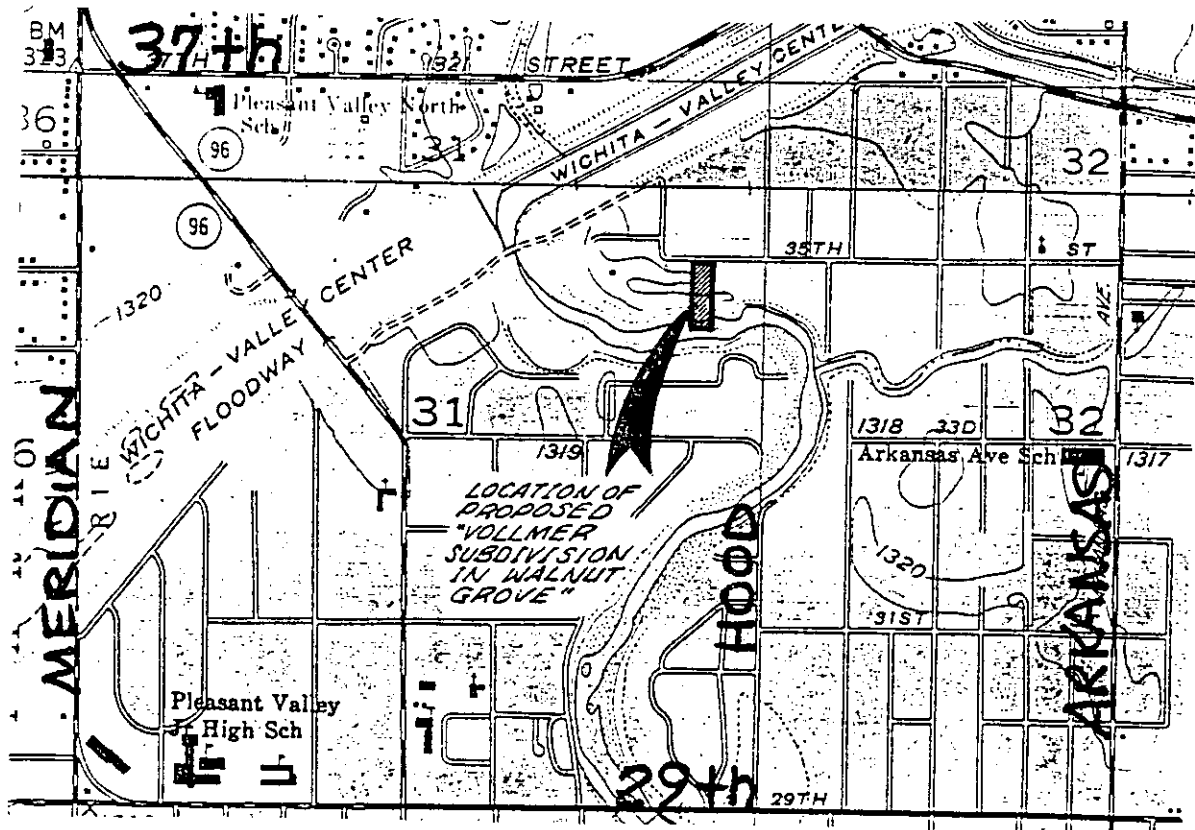
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 74,052 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



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. On the final plat tracing, the minimum building pad elevation being platted shall be noted on the face of the plat.
- D. On the final plat tracing, a 10-foot utility easement shall be indicated adjacent to the south line of 35th Street North. This utility easement is within the 25-foot front yard building setback and continues the easement first established by Barr's Addition to the west.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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 and is the proposed minimum building pad elevation correct?

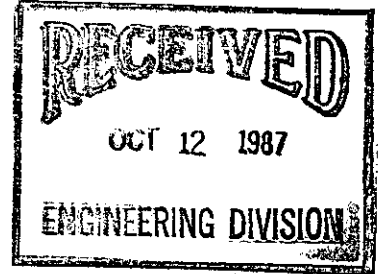
NOTE: This plat has been submitted in final form only.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561



October 9, 1987

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-98 - VOLLMER SUBDIVISION IN WALNUT GROVE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer 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. On the final plat tracing, the minimum building pad elevation being platted shall be noted on the face of the plat.
- D. On the final plat tracing, a 10-foot utility easement shall be indicated adjacent to the south line of 35th Street North. This utility easement is within the 25-foot front yard building setback and continues the easement first established by Barr's Addition to the west.
- E. The final plat shall indicate a utility easement on the north 240 feet of the west 10 feet of the lot (from street to north line of drainage easement).
- 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.
- 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.

WICHITA—SEDGWICK COUNTY

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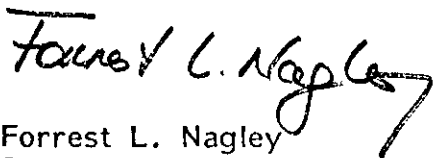
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, October 15, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Dorothy L. Vollmer, 1245 N. River Blvd., Wichita, KS 67203
Walz & Sigler Construction, Inc., 5615 E. 61st St. N., P.O. Box 8849,
Wichita, KS 67208
✓ Mike Lindebak, City Engineer

CERTIFICATE OF PLAN AND SPECIFICATIONS REVIEW
AUTHORIZING BID TAKING

Project Name: Private Sanitary Sewer Extension to Serve "Vollmer Subdivison in Walnut Grove",
Wichita, Sedgwick County, Kansas

Project Number: 468-76-245-80001-000-000-159

I, Dorothy L. Vollmer, as property owner, do hereby certify that the plans and specifications for said project have been reviewed. It is further acknowledged that the plans and specifications are approved with particular emphasis and acknowledgment being placed on the following items of special concern.

1. The tops of manhole elevations shown on said plans have been reviewed and approved. It is also acknowledged and agreed that, should subject property be finished and graded to elevations which do not match the manhole top elevations shown on said plans, it will be necessary to adjust the tops of such manholes to elevations which match the final finished grade of such property all in accordance with City of Wichita Standards and Specifications without cost to the City of Wichita.
2. The depths of proposed sewers shown on said plans have been reviewed and approved. It is also acknowledged that the City of Wichita has an established procedure which requires the project contractor to contact the property owner or authorized agent of the property owner whose property is to be served by the project in order to establish locations of required riser construction on the project to facilitate future sanitary sewer construction. Any discrepancies between those risers actually constructed and those initially indicated as required is understood to be a matter to be resolved strictly between the City's project contractor and the property owner or the property owner's authorized agent and it will be the responsibility of the property owner or the property owner's authorized agent to coordinate with the City's project contractor.

SIGNED BY

Dorothy L. Vollmer

Dorothy L. Vollmer, Property Owner

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid Dorothy L. Vollmer to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 17th day of March, 19 88.

Clara F. Shelton
Notary Public Clara F. Shelton

My Commission expires January 19, 1992



CERTIFICATE OF PLAN AND SPECIFICATIONS REVIEW
AUTHORIZING BID TAKING

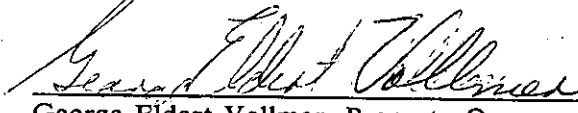
Project Name: Private Sanitary Sewer Extension to Serve "Vollmer Subdivison in Walnut Grove",
Wichita, Sedgwick County, Kansas

Project Number: 468-76-245-80001-000-000-159

I, George Eldert Vollmer, as property owner, do hereby certify that the plans and specifications for said project have been reviewed. It is further acknowledged that the plans and specifications are approved with particular emphasis and acknowledgment being placed on the following items of special concern.

1. The tops of manhole elevations shown on said plans have been reviewed and approved. It is also acknowledged and agreed that, should subject property be finished and graded to elevations which do not match the manhole top elevations shown on said plans, it will be necessary to adjust the tops of such manholes to elevations which match the final finished grade of such property all in accordance with City of Wichita Standards and Specifications without cost to the City of Wichita.
2. The depths of proposed sewers shown on said plans have been reviewed and approved. It is also acknowledged that the City of Wichita has an established procedure which requires the project contractor to contact the property owner or authorized agent of the property owner whose property is to be served by the project in order to establish locations of required riser construction on the project to facilitate future sanitary sewer construction. Any discrepancies between those risers actually constructed and those initially indicated as required is understood to be a matter to be resolved strictly between the City's project contractor and the property owner or the property owner's authorized agent and it will be the responsibility of the property owner or the property owner's authorized agent to coordinate with the City's project contractor.

SIGNED BY


George Eldert Vollmer, Property Owner

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid George Eldert Vollmer to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 17th day of March, 19 88.


Notary Public Clara F. Shelton

My Commission expires January 19, 1992

