

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
December 13, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-65 - SOUTH 1/2 OF LOT 134, VAN VIEW ADDITION

OWNER/APPLICANT: Elberta J. & Carl R. Searcy

SURVEYOR/ENGINEER: Air Capital Land Surveyors

LOCATION: Between Delaware and Legion in an area south of 57th St. North

SITE SIZE: 2.42 Acres

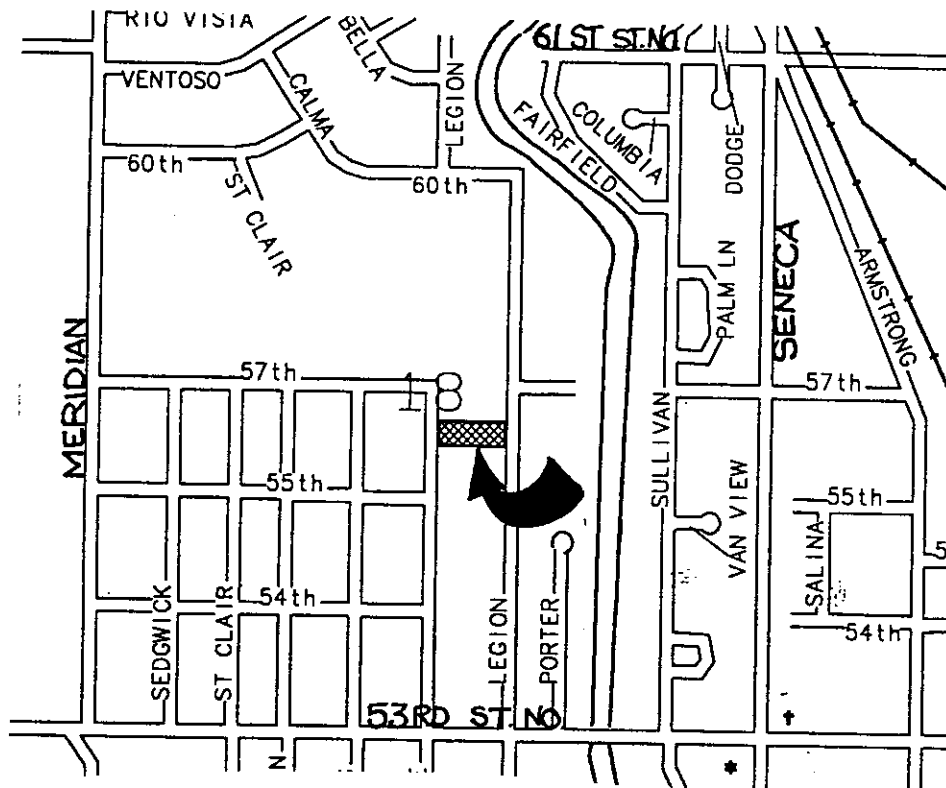
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 41,660 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

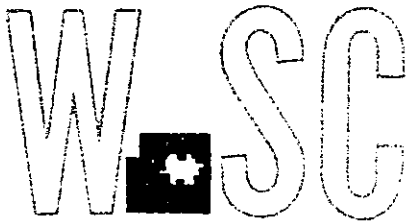


STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- 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. Although the present name indicated for this plat is a usable title, it is recommended that the plat be named in a more conventional manner such as after the property owner, e.g. "The Searcy Addition."
- E. The applicant is advised that since this plat will be submitted to the County after 1990, that appropriate changes in the Board of County Commissioner's signature block will need to be made on the final plat tracing.
- F. The applicant is advised that prior to releasing the final plat tracing for submission to the County Commission, proof that 1990 property taxes have been paid will need to be provided.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage Plan.

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 67202-1688
(316) 268-4561

December 14, 1990

Bob Previtiera
Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 90-65 (Final Plat) South 1/2 of Lot 134, Van View
Addition

Dear Bob:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. Although the present name indicated for this plat is a usable title, it is recommended that the plat be named in a more conventional manner such as after the property owner, e.g. "The Searcy Addition."
- C. The applicant is advised that since this plat will be submitted to the County after 1990, that appropriate changes in the Board of County Commissioner's signature block will need to be made on the final plat tracing.
- D. The applicant is advised that prior to releasing the final plat tracing for submission to the County Commission, proof that 1990 property taxes have been paid will need to be provided.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 90-65 South 1/2 of Lot 134, Van View Addition
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F. 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 and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 20, 1990. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

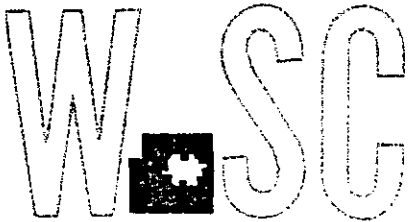
Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Earl & Elberta Searcy, 103 Darling St., Topeka, KS
66615-9523
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 24, 1990

Bob Previterra
Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 90-65 (Final Plat) South 1/2 of Lot 134, Van View
Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 14, 1990.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Earl & Elberta Searcy, 103 Darling St., Topeka, KS
66615-9523

Harlan Foraker, County Engineering
Mike Lindebak, City Engineer