



STAFF COMMENTS:

NOTE: A Board of Zoning Appeals request for this site will be considered February 28, 1989. This request is to allow a wholesale type activity in "LC" (light-commercial) zoning. As indicated by the sketch plat, a proposed building is planned which would extend across this lot's west property line, including into an area of platted alley right-of-way. A note on the sketch plat indicates that an application has been filed to vacate the alley, however, at this time, no such application has been filed.

The applicant is advised that a change in building design will be required if the alley is not vacated. The applicant should be further advised that only a partial vacation of this alley appears feasible. The lot, immediately to the north of the alley, fronting on Mt. Carmel has a garage with an access oriented directly to the alley. This property owner would not be expected to support vacation of the alley adjacent to his property. A vacation east of that residential property should therefore be pursued.

- A. City Engineering needs to advise if this site can tie directly into the sanitary sewer line in Central or if an extension needs to be guaranteed.
- 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. On the final plat tracing access control except for one opening shall be indicated on the face of the plat and referenced in the plat's text. The text shall indicate that this access control is being dedicated to the City with the one opening determined by the City Engineer.
- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- F. On the final plat tracing, the City's signature block shall be amended by deleting Deputy from the City Clerk'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.
- H. 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.

- 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 City Council.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Specifically, are easements needed along the east and/or north lines of this plat?
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also indicate if, a sanitary sewer line once shown as being located across the northern third of this plat, has been abandoned.

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

# SEDGWICK COUNTY



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

February 24, 1989

S.E. Anderson PF/LS  
Rt. 1, Box 196  
Whitewater, KS 67154

Re: S/D 89-6 Final Plat of RIFFEL'S ADDITION

Gentlemen:

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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The final plat tracing shall also indicate a 5 x 20 foot stub easement along the south line of the plat for this extension of sewer.
- 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. On the final plat tracing access control except for one opening shall be indicated on the face of the plat and referenced in the platting's text. The text shall indicate that this access control is being dedicated to the City with the one opening determined by the City Engineer.
- E. Prior to submitting the final plat tracing, the applicant shall submit a revised drainage plan to City Engineering.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, the City's signature block shall be amended by deleting Deputy from the City Clerk'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. 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.

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, March 2, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Associate Planner

DL:svm

Enclosure

cc: Gibson Wholesale Company, Inc., c/o Victor Riffle Jr.,  
Pres., 928 W. Douglas, Wichita, KS 67212  
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

S.E. Anderson PF/LS  
Rt. 1, Box 196  
Whitewater, KS 67154

Re: S/D 89-6 Final Plat of RIFFEL'S ADDITION

Gentlemen:

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  
Associate Planner

RTB:svm

cc: Gibson Wholesale Company, Inc., c/o Victor Riffle Jr.,  
Pres., 928 W. Douglas, Wichita, KS 67212  
Mike Lindebak, City Engineer

# S. E. Anderson

(316) 799-2429

Professional Engineer - Land Surveyor

Rt. 1, Box 196, Whitewater, KS 67154

Ms. Vicky Huang PE  
Engineering Dept.  
7th Floor-City Hall  
455 North Main  
Wichita, Kansas

Re: Final Plat of Riffel's Addition

Dear Ms. Huang:

I am transmitting the revised drainage plan for the above referenced plat. I have included perhaps more detail than is necessary for plat approval in order that the site plan approval process may be expedited.

Regarding the drainage plan, I am requesting that the proposed flume be approved as the method for disposal of runoff. Furthermore, I request that no guarantee be required, since construction can be insured through CID's plan review and inspection.

Regarding the sanitary sewer extension, I propose that the amount of the guarantee (most likely a letter of credit) be established at \$1000. This is based on the verbal estimate of the owner's contractor. Please advise if this amount is acceptable.

If you have additional questions or comments, please do not hesitate to call.

Sincerely,

*SE Anderson*  
S. E. Anderson PE/LS

*Use \$1500*

South Half

Lot 1, Riffel Addition

Vic Riffel

928 W. Douglas

Wichita, Ks 67203