

SUBDIVISION REPORT

Final Plat S/D 87-21 - WOOLCOTT FIRST ADDITION

Page 2

- 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 City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required.

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

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-21 Name: WOOLCOTT FIRST ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: At the northwest corner of Meridian and McCormick
Owner: Phil G. Ruffin, 1522 S. Florence, Wichita, KS 67212
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: .60
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 21,600 square feet
 4. Existing Zoning: "LC" and "RB"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

NOTE: The applicant has advised that a zone case will be filed requesting "LC" (light commercial) zoning for this entire ownership. The north 50 feet of this plat is presently zoned "RB" (fourplex).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the existing driveways that lie within areas being granted as "complete access control".
- C. If Improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the following access controls to McCormick Avenue:
 1. "Complete access control" to McCormick, from the east 40 feet of the lot.
 2. "Access control except for one (1) opening" to McCormick Street from the lots' remaining frontage to McCormick.
- E. On the final plat tracing, the platton's text shall be amended to reference that access controls are being granted to the City of Wichita.
- F. Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way (50 feet) at a point 350 feet from the centerline of the arterial street intersection. Both McCormick and Meridian are classified as arterial streets. Staff has been supportive of not requiring 75 of half street right-of-way at intersections such as this one where development already exists on all four corners. This plat presently depicts the standard 50 of half street right-of-way for both streets which is satisfactory.
- 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.

March 19, 1987

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 87-21 - WOOLCOTT FIRST ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on March 19, 1987, 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 March 13, 1987.

In addition to those conditions, the Planning Commission modified item C of our March 13, 1987 letter to read as follows:

- C. Forty feet of complete access control shall be depicted to McCormick Street across the east forty feet of the subject lot. The lot's remaining frontage to McCormick Street shall be limited to two access points. The driveway existing within the 40 feet of complete access control may remain open until such time as the McCormick/Meridian intersection is improved. At that time, the driveway will be closed with the project.

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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Phil G. Ruffin, 1522 S. Florence, Wichita, KS 67212

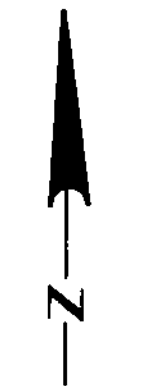
WOOLCOTT FIRST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

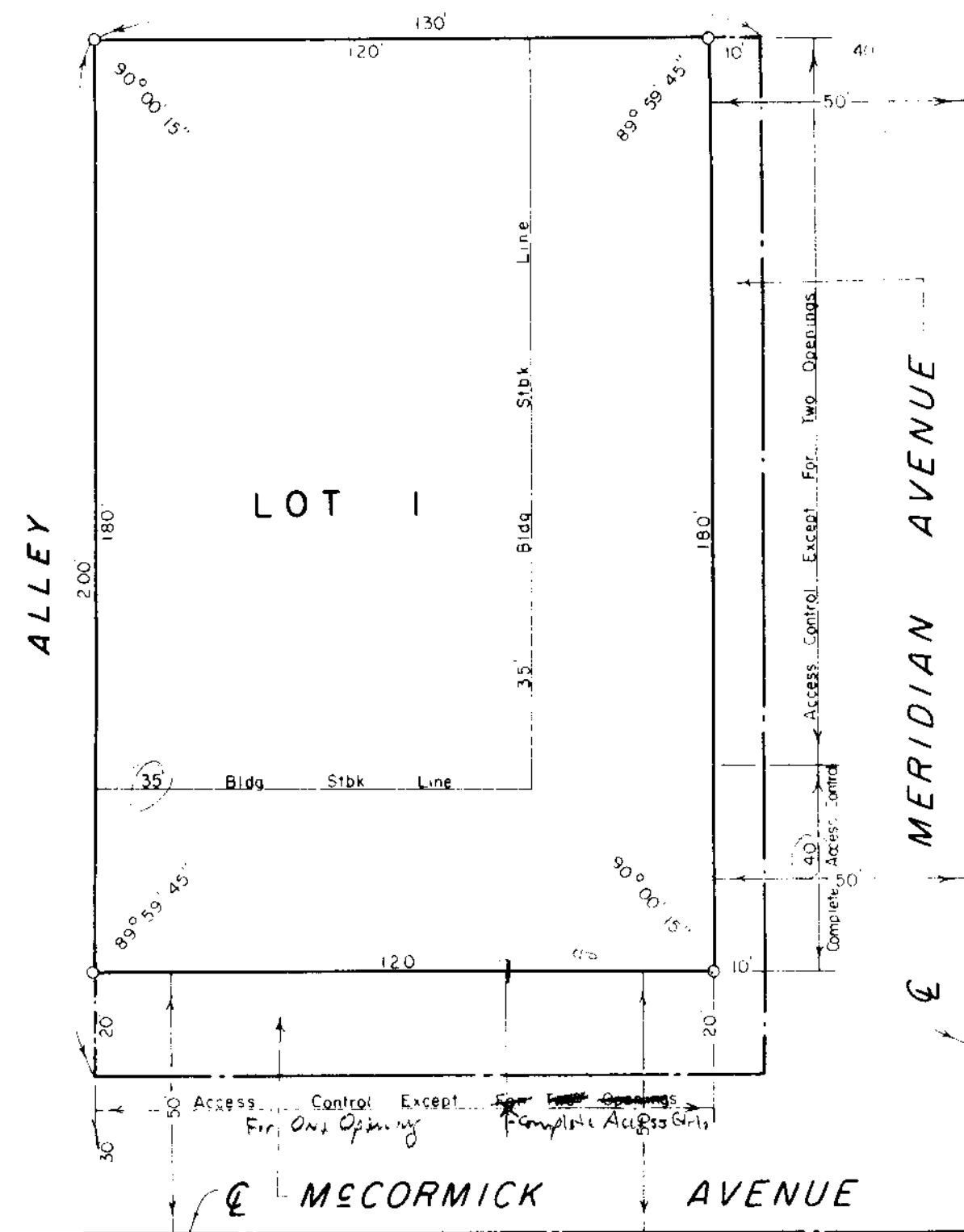
OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/12/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/13/87

FINAL PLAT



1" = 30'
O = IRON



SE cor. NE 1/4
Sec. 25-27-1W

This plat of "Woolcott First Addition", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan
Area Planning Commission.

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas this _____ day of _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy
Dale E. Rea City Clerk

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock, _____ m., on the _____ day of _____, 1987.

_____, Register of
Pat Kettler Deeds

_____, Deputy
Ed Resa

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Woolcott First Addition", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a Replat of and a true and correct exhibit of said survey described as follows: Lots 599, 601, 603, 605, 607, 609, 611, and 613, on Meridian Avenue, Martinsons 5th Addition to Wichita, Sedgwick County, Kansas.

_____, Land Surveyor
Lowell D. High

Know all men by these presents that I, Phil G. Ruffin, has caused the land described in the Land Surveyor's certificate to be platted into streets, and a lot to be known as "Woolcott First Addition", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public.

All abutter's rights of access to or from Meridian Avenue, over and across the south 40 feet of the east line of said Lot 1, are hereby granted to the appropriate ~~engineer~~ governing body.

All abutter's rights of access to or from Meridian Avenue, over and across the east line of Lot 1, except the south 40 feet, thereof, are hereby granted to the appropriate governing body, provided, however, that Lot 1, shall have access to Meridian Avenue at two locations to be designated by the appropriate engineer.

All abutter's rights of access to or from McCormick Avenue, over and across the south line of Lot 1, are hereby granted to the appropriate governing body, provided, however, that Lot 1, shall have access to McCormick Avenue at two locations to be designated by the appropriate engineer.

Phil G. Ruffin

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1987 by Phil G. Ruffin.

_____, Notary Public

My Commission Expires: _____