





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

*Work done  
1/23/89  
taxes  
paid  
Eug. Lindebak  
have been.*

FILE COPY

- 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.



STAFF COMMENTS:

- 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.