

STAFF COMMENTS:

- A. In order to more clearly identify the location of the 30-foot and 20-foot utility easements on this property, dimensions shall be provided from lot corners. Dimensions and bearings should also be provided along the 20-foot utility easement.
- B. The applicant shall provide City Engineering with a square footage figure for this lot so that special assessments for existing water, sanitary sewer and street paving projects may be redefined for the addition in which this lot was originally platted in.
- C. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- D. As required by Section 8-103(1), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- 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.

JULY 21, 1988

STAFF REPORT
(Revised Final Plat; Final Approved 6/30/88)

CASE NUMBER: S/D 88-51 - NEUBAUER ADDITION

OWNER/APPLICANT: Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Prescott Circle, in an area south of 13th Street North.

SITE SIZE: 21,550 Sq. Ft.

NUMBER OF LOTS:

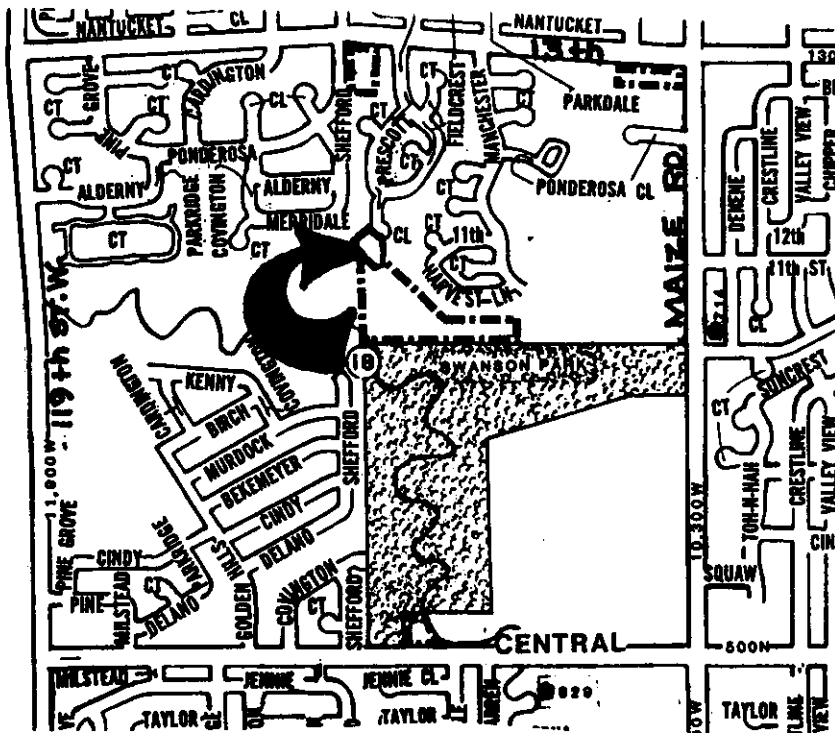
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 21,550 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NEWBAUER ADDITION



My Appointment Expires: _____

_____, Deputy
Ed Resa

July 22, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, Kansas 67226

Re: Final Plat (Revised) S/D 88-51: NEW BAUER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1988, 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 July 15, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Carl Jaax, 1001 North Maize Road, Wichita, Kansas 67212

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