

- H. The applicant is advised that a preliminary and final plat have been approved by the MAPC for an addition in the area already using the Huntington Place 4th name. This plat shall either use the 5th Addition designation or request the applicant of the 4th Addition to send Planning a letter indicating that the file on the 4th Addition can be closed.
- I. Two drainage easements are indicated on the title binder as effecting this site. The applicant shall indicate the location of these easements. No indication is made in the surveyor's text that any such easements are being vacated and no drainage easement is shown on this final plat. If necessary, these easements shall be shown on the final plat tracing.
- J. 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.
- 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.

October 10, 1991

STAFF REPORT
(Final Plat Approved 10/3/91)

CASE NUMBER:

S/D 91-55 - HUNTINGTON PLACE 4TH (5TH)
ADDITION

OWNER/APPLICANT:

OA Management Inc. - Bank IV, P.O. Box 4,
Wichita, KS 67202

SURVEYOR/ENGINEER:

Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Mid-Kansas
Engineering Consultants, 3500 North Rock Road,
#800, Wichita, KS 67226

LOCATION:

South of 13th St. North and west of Maize Rd.

SITE SIZE:

8.8 Acres

NUMBER OF LOTS

Residential:

1

Office:

Commercial:

Industrial:

Total:

1

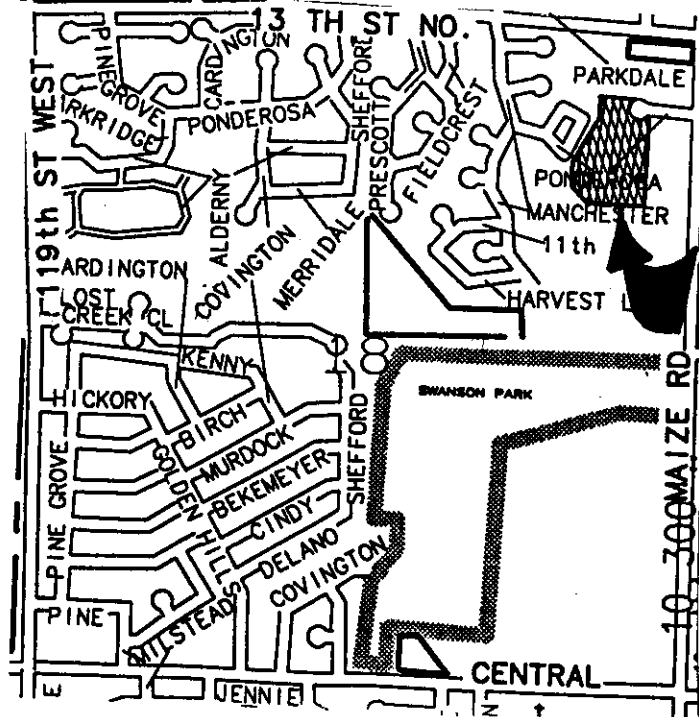
MINIMUM LOT AREA:

8.8 Acres

CURRENT ZONING:

"AA" One Family Dwelling (DP-152)

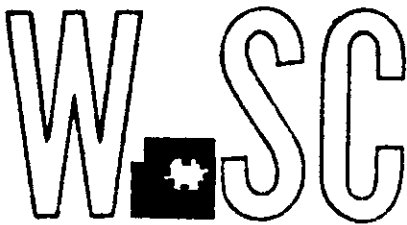
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. As requested by Traffic Engineering the applicant shall guarantee a decel lane on Maize Rd. to serve this site's entrance from Ponderosa Circle.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. At the time that the Huntington Place Commercial Addition was platted a 20 foot wide emergency access easement was platted along the south end of that plat to provide an additional entrance to this site. To assure that this entrance is not blocked on this site, that easement should be sufficiently extended into this addition at the corresponding location at the southeast corner of the plat or the existence of this easement on the adjoining addition shall be indicated on the final plat tracing.
- F. As is indicated in the Subdivision Regulations at the time of platting, guarantees are to be provided for the installation of a paved surface, gates, fencing, etc. required with the establishment of an emergency access easement to serve a site. In reviewing the files for the Huntington Place Commercial Addition no indication has been found that any such guarantee has been provided. Further, the CUP for this site does not specifically address any requirements for improvements within this easement. The applicant's agent, however, has indicated that he understands such a guarantee or assurance was previously established. The applicant's agent shall therefore document what and how these improvements will be provided within the Huntington Commercial Addition and this addition.
- G. On the final plat tracing a 25 foot building setback shall be indicated from Ponderosa Circle. This is in addition to any other setback requirements established by the CUP.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

October 11, 1991

Greg Allison
Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 91-55 Huntington Place 4th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 October 8, 1991.

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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

cc: OA Management Inc., Bank IV, P.O. Box 4, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220

Mike Lindebak, City Engineer

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