

- T. Recording of the plat within 30 days after approval by the City Council.
- U. 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.
- V. 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.
- W. 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.
- X. This plat shall not be scheduled for City Council review until a drainage plan is approved for this plat by City Engineering.

September 14, 1989

STAFF REPORT  
(Final Plat Approved 9/7/89;  
Preliminary Plat Approved 6/29/89)

CASE NUMBER: S/D 89-41 - JAMES PLACE ADDITION

OWNER/APPLICANT: Double J. Farms, 4444 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors

LOCATION: An area east of West Street and north of 47th Street South.

SITE SIZE: 16.8 Acres

NUMBER OF LOTS

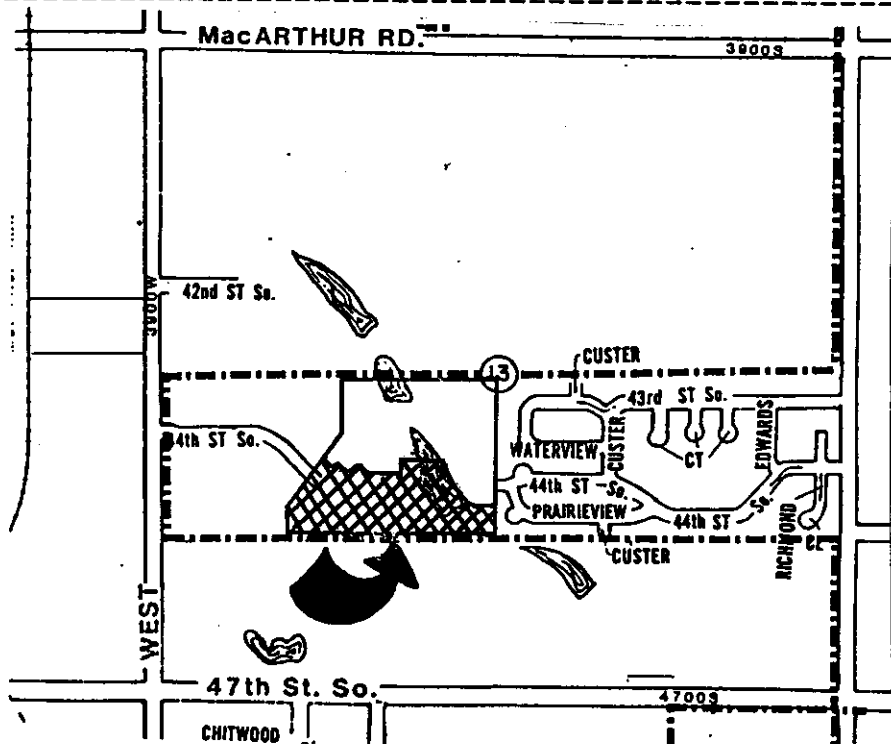
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 6,890 sq. ft.

CURRENT ZONING: "AA" - One Family Dwelling

PROPOSED ZONING: "G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is associated with a zone change request from "AA" to "G" (Z-2817). This plat is the first portion of an overall preliminary plat approved June 29, 1989. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

- A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. The final plat shall indicate street names that are appropriate to the area. As agreed to by the applicant and the City Fire Department, the final plat tracing shall indicate the street name "Marie Circle" instead of Elizabethan Circle.

- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.
- N. On the final plat tracing the following conditions shall be indicated for building setbacks:
- On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.
  - Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.
  - The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.
- O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.
- P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat tracing.
- Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.
- R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).



# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

September 14, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 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 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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Double J.' Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

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