

Note: Amarado Estates 4th is a plat that was previously approved by MAPC, however the applicant let the platting time lapse. Therefore the plat is being reconsidered. The current plat under consideration is identical to the one approved in 1991.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, Lot 2 requires the extension of sanitary sewer.
- B. The applicant shall guarantee the closure of the drive on 13th Street North located in the area being dedicated with complete access control.
- C. The applicant shall guarantee decel lanes to serve both the entrance on Maize Road and on 13th St. North.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The two vehicular ingress and egress easements shall be established by separate instrument(s) and depicted on the final plat tracing along with the pertinent recording information. The text of the instrument(s) establishing the easements shall clearly state which properties are benefited by the easements, which properties are responsible for initial construction and maintenance of the driving surface within the easements, and that obstruction of the easements is prohibited. If vehicle parking is desired on one or both sides of the access easement, then prior approval must be obtained from the engineer with appropriate jurisdiction. A copy of the easement(s) shall be submitted to Planning for review. After approval, the applicant shall record the easement(s) and submit a copy of the recorded easement(s) to planning for the plat file.
- F. On the final plat tracing all print, such as on the face of the plat, shall be at least 8 points in size or larger. Print smaller than this size cannot be microfilmed nor recorded by the Register of Deeds.
- G. 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.
- H. 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.
- 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 City Council.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

April 18, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-22 - AMARADO ESTATES 4TH ADDITION

OWNER/APPLICANT: R & S Investments, Leslie Rudd, 2416 E. 37th St. No., Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Maize Road and 13th St. North.

SITE SIZE: 4.2 Acres

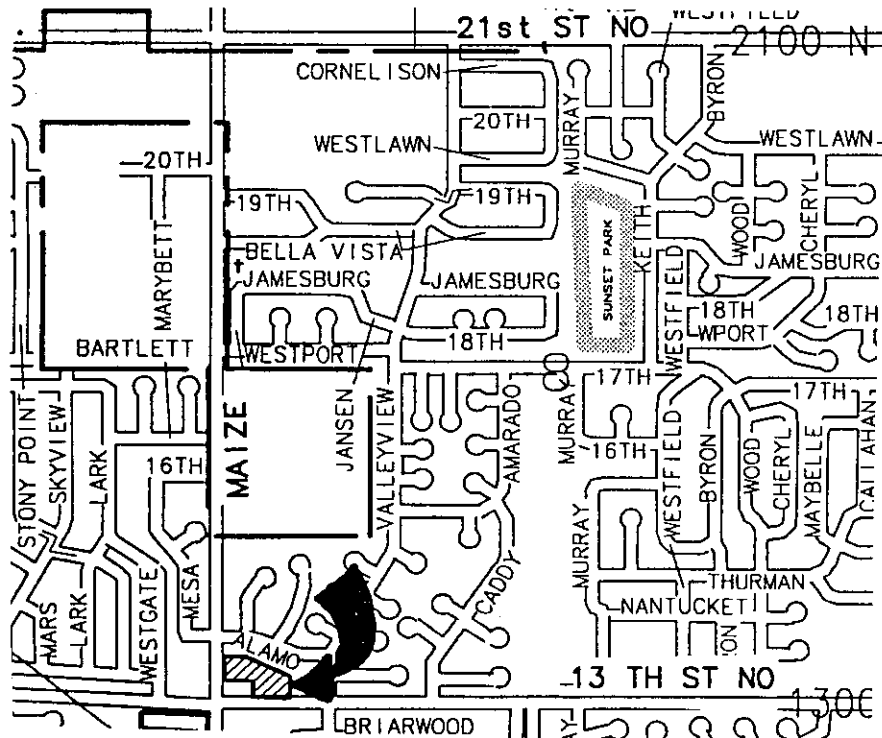
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 24,768 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



NOTE: This plat is a replat of an existing large lot platted as part of the Amarado Estates addition. A lot split was also approved for this site, which created a separate building site at the southwest corner of this plat or at the intersection of 13th and Maize.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, Lot 2 appears to require the extension of sanitary sewer. Engineering should indicate if any additional guarantees for sanitary sewer are required.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the drive on 13th Street North located in the area being dedicated with complete access control.
- D. Traffic Engineering should be prepared to comment on any Traffic improvements that should be required for this site, particularly as to any improvements associated with the joint access entrances on 13th and Maize Road.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The two vehicular ingress and egress easements shall be established by separate instrument(s) and depicted on the final plat tracing along with the pertinent recording information. The text of the instrument(s) establishing the easements shall clearly state which properties are benefited by the easements, which properties are responsible for initial construction and maintenance of the driving surface within the easements, and that obstruction of the easements are prohibited. If vehicle parking is desired on one or both sides of the access easement, then prior approval must be obtained from the engineer with appropriate jurisdiction. A copy of the easement(s) shall be submitted to Planning for review. After approval, the applicant shall record the easement(s) and submit a copy of the recorded easement(s) to Planning for the plat file.
- G. In order to avoid confusion as to the status of the 20-foot utility easement shown on the northern portions of lots 4 and 5 the following changes should be made to the final plat tracing:

The portion of easement on lots 4 and 5 should simply be labeled as a 20-foot utility easement, with the recording information deleted.

The plattor's text should note that - Existing easements and dedications being vacated "and replatted" by virtue of K.S.A. 12-512(b) as amended.

In the area of the exception, the easement should continue to be shown, but with reference to the recording information indicated as involving only that portion.

- H. On the final plat tracing all print, such as on the face of the plat, shall be at least 8 point in size or larger. Print smaller than this size cannot be microfilmed nor recorded by the Register of Deeds.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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