

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

**July 24, 1997**

**STAFF REPORT**

**(One -Step Preliminary-Final Plat, Deferred from 7/10/97)**

**CASE NUMBER:** S/D 97-44 Davis' Mt. Vernon Estates

**OWNER/APPLICANT:** K-DA c/o Davis-Moore, 6215 E. Kellogg, Wichita 67218

**SURVEYOR/ENGINEER:** Sam Mobley, Architect, 420 S Ridge Road,  
Wichita 67209

**LOCATION:** At the Northeast corner of Hillside and Mt. Vernon

**SITE SIZE:** .74 Acres

**NUMBER OF LOTS**

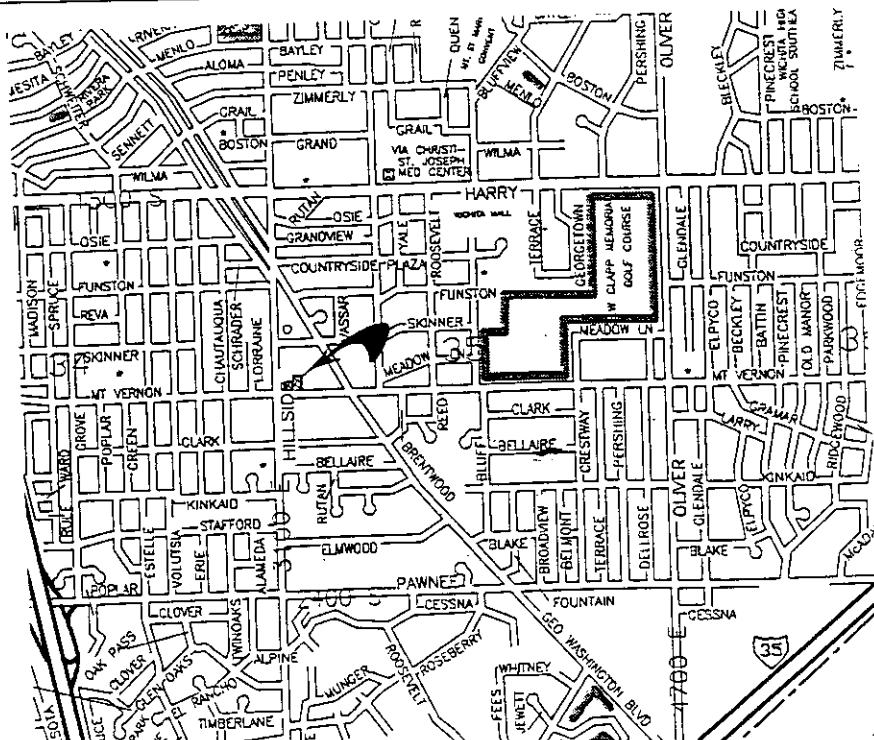
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 6467.5

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. Existing municipal services appear to be available to the site. **City Engineering** needs to confirm if any additional guarantees are required and/or the need for any additional easements. A guarantee is required for extension of sanitary sewer to Lot 1 and also an additional 10 foot utility easement is required along Lot 1.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of any additional storm sewers required by this plat.
- D. On the final plat tracing, the platter's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street-related purpose.(Mt. Vernon)
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements for this site.
- G. **Traffic Engineering** needs to comment on the need, if any, for access controls along Hillside and Mt. Vernon. Traffic Engineering and the applicant will meet to discuss the number of access points along Hillside and Mt. Vernon. Traffic Engineering is requiring complete access control within 40 feet of the intersection along Mt. Vernon and Hillside.
- H. The platter's text shall be amended to state that the location of the permitted openings to lot 1 through-lot 3 "shall be determined by the City Engineer."
- I. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review.
- J. The representative from the **City Engineer's Office** should be prepared to comment on the status of the applicant's drainage plan. City Engineering is still waiting on a drainage plan.

- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. 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.
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.
- P. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

**July 10, 1997**

**STAFF REPORT**  
**(One -Step Preliminary-Final Plat)**

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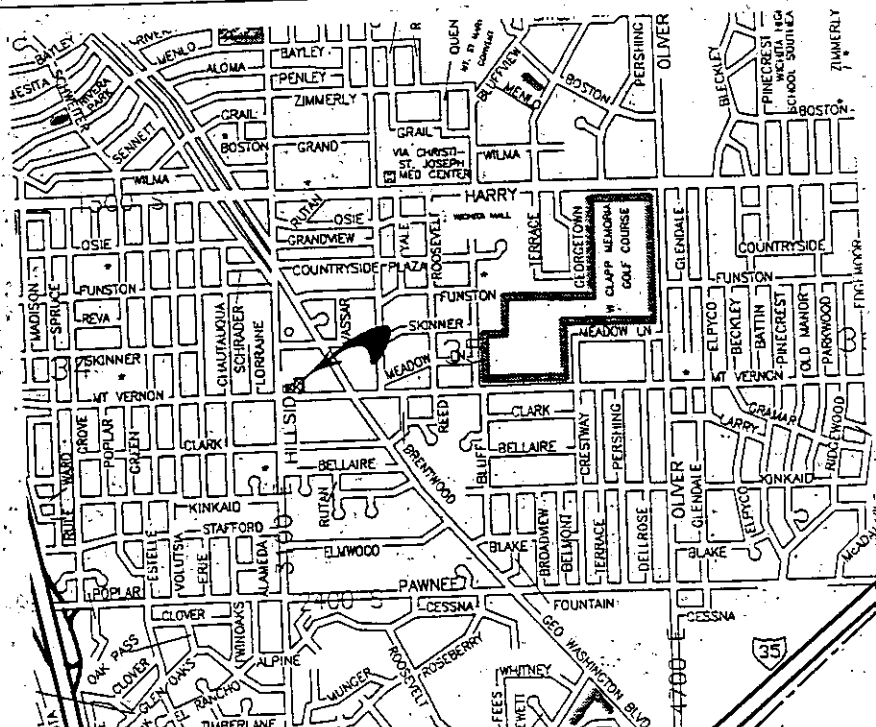
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