

September 5, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-56 CURTIS ADDITION

OWNER/APPLICANT: Opal M. Curtis, Etal, 6820 West 49th Street North, Wichita, KS 67205

SURVEYOR/ENGINEER: Babar M. Khan, L.S., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 49th Street North and east of Ridge Road

SITE SIZE: 4.8 Acres

NUMBER OF LOTS

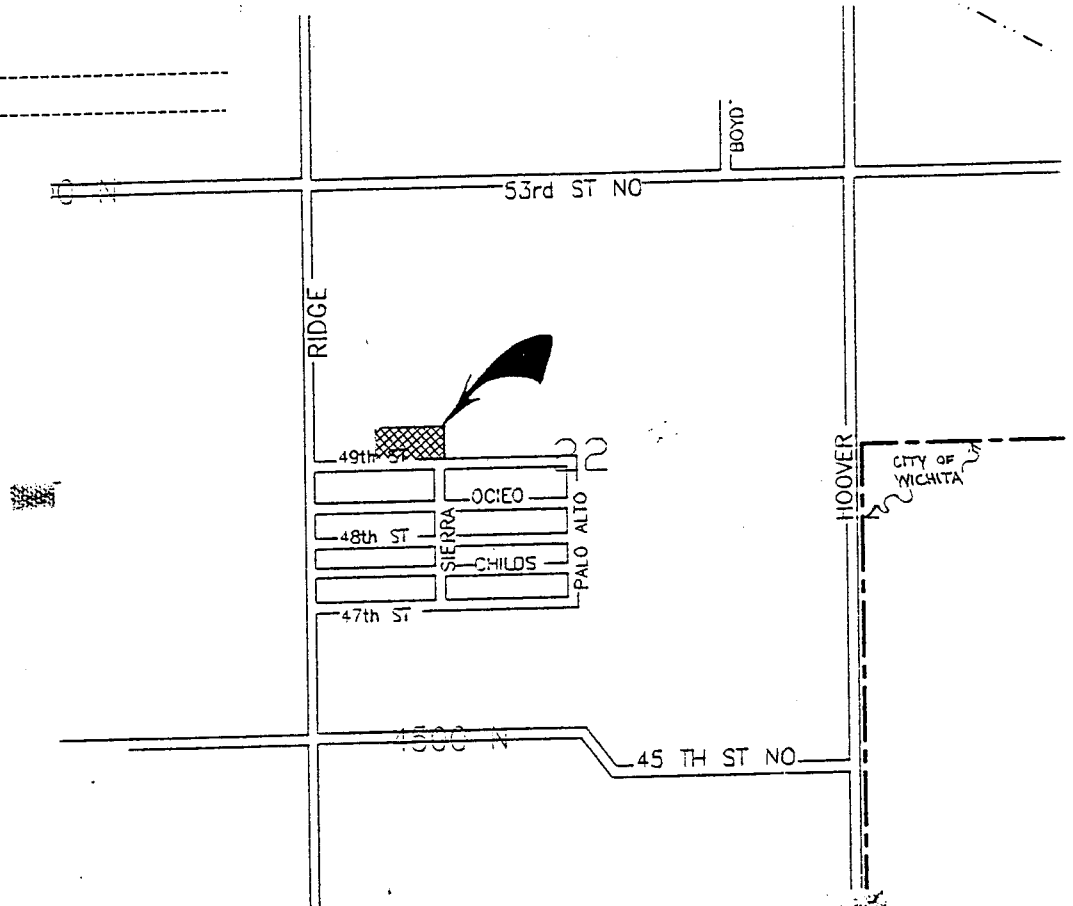
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 104,020 sq. ft.

CURRENT ZONING: SF-20

PROPOSED ZONING:

VICINITY MAP:



NOTE: The site of this Addition is immediately north of and adjacent to the Childs Acres Addition. The Childs Acres Addition was platted in 1961 and dedicated 40 feet of right-of-way for 49th Street North. Although such right-of-way would be insufficient under the present day Subdivision standards, numerous homes have been built along the south line of this street which serves as these homes' access out to Ridge Road. By today's standards, a full 70-feet of right-of-way would have been required. This plat is, however, providing an additional 20 feet of right-of-way which is consistent with the existing street system platted for the Childs Acres site. Further, since this street (49th N.) is already in common use, additional right-of-way from this Addition westward out to Ridge Road was not considered appropriate or necessary at this time, but rather will be acquired as other properties north of this street plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the size of lots being platted, this approval shall be for the use of septic systems.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. **County Engineering** needs to indicate if at this time, additional requirements for right-of-way or improvements to 49th Street North should be provided.
 - D. Prior to this plat being released for County Commission approval, the propane tank being located in the area of right-of-way dedication shall be removed. The applicant shall submit a letter to Planning indicating that the tank has been so removed.
 - E. On the final plat tracing, all names of the parties signing the plat shall be printed below their signature lines.
 - 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. (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.)
 - G. 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.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
 - J. The representatives from the utility companies should be prepared to comment on the need for
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utility easements to be platted on this property.

- K. The representatives from County 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.
