

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

May 4, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 4/20/89)

CASE NUMBER: S/D 89-23 - CORPORATE LAKES ADDITION

OWNER/APPLICANT: B & W Development, c/o Tom Boyd, 128 S. Dellrose, Wichita, KS 67218

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest Corner of Central & Webb

SITE SIZE: 11 Acres

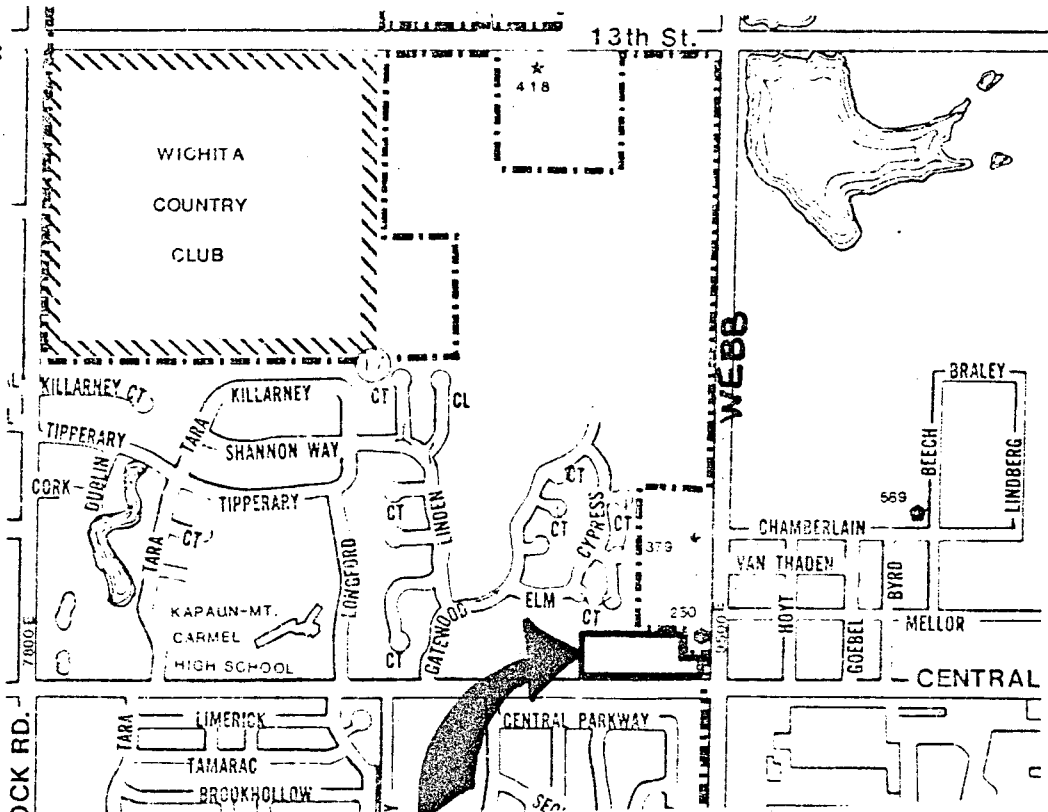
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	48
Industrial:	
Total:	48

MINIMUM LOT AREA: 2,275 sq. ft.

CURRENT ZONING: "LC" Light-commerical (DP-190)

VICINITY MAP:



STAFF COMMENTS:

guarantee est of SS to serve all lots

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over those responsibilities. The (a) covenant shall also provide for the installation of hard surfaced access to each lot (Lots 2 through 48) prior to the development of the lot.
- D. 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.
- E. On the final plat tracing, in order to better determine the locations of the lots within reserve A, dimensions shall be indicated from the plat's perimeter to various lot corners or lot lines.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.
- G. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- H. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.

- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The final plat tracing shall also reference on the face of the plat that additional setback requirements have been established by the C.U.P. (DP-190, Corporate Lakes).
- K. The final plat tracing shall indicate any minimum building pad elevations required for this site.
- L. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight," Mayor.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.