

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 10, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-65 - DONALD CARY 2ND ADDITION

OWNER/APPLICANT: Donald Cary, 8815 Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67212

LOCATION: South of 19th Street North on the east side of Tyler

SITE SIZE: 2.6 Acres

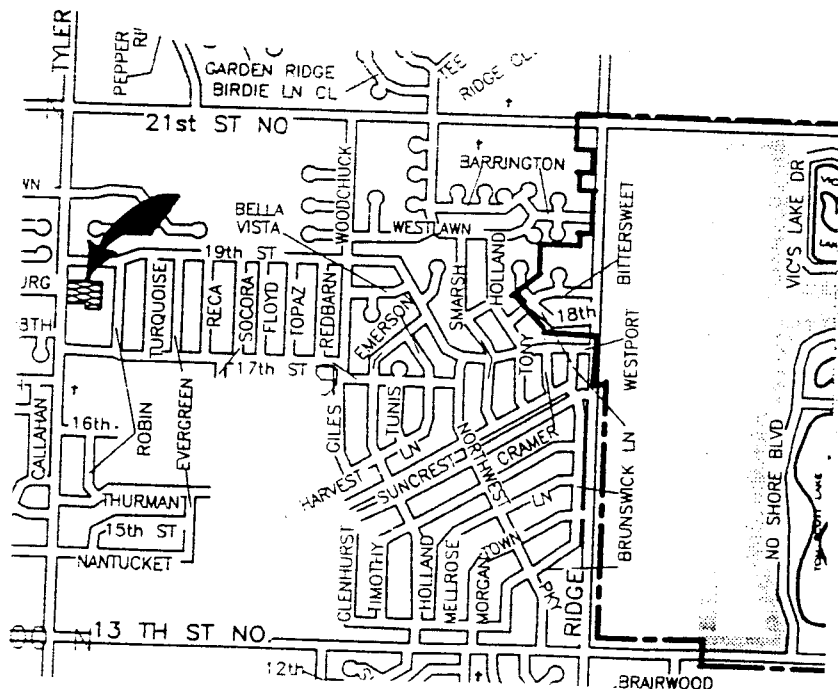
NUMBER OF LOTS

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

MINIMUM LOT AREA: 13,600 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Although sanitary sewer is adjacent to most of the lots, Engineering needs to indicate if additional guarantees are needed for any extensions and if any additional utility easements are also needed.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since homes should be fronted to Tyler Ct. and to provide more buildable area, Lots 1 and 5 may indicate 15-foot building setbacks to Tyler Road.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- H. Prior to the plat being released for recording, the applicant shall provide proof that they are the sole owners of the site and that presently due property taxes have been paid. The platting binder presently indicates a portion of this is in another ownership and that property taxes are outstanding.
- I. The applicant shall also provide information on the mortgage presently existing on this site. The platting binder indicates a Mortgage held by Mid Kansas S&L, not Fortune Federal.
- J. The applicant shall submit a copy of the instrument which establishes the Consolidated Gas Utilities Corp. Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. 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.

- 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. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. 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.