

OCTOBER 22, 1987

STAFF REPORT  
(Final Plat; Overall Preliminary Approved 3/27/86)

CASE NUMBER: S/D 87-105 - HUNTINGTON PLACE THIRD ADDITION

OWNER/APPLICANT: Huntington Corporation

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area south of 13th Street North and west of Maize Road.

SITE SIZE: 21.26 Acres

NUMBER OF LOTS:

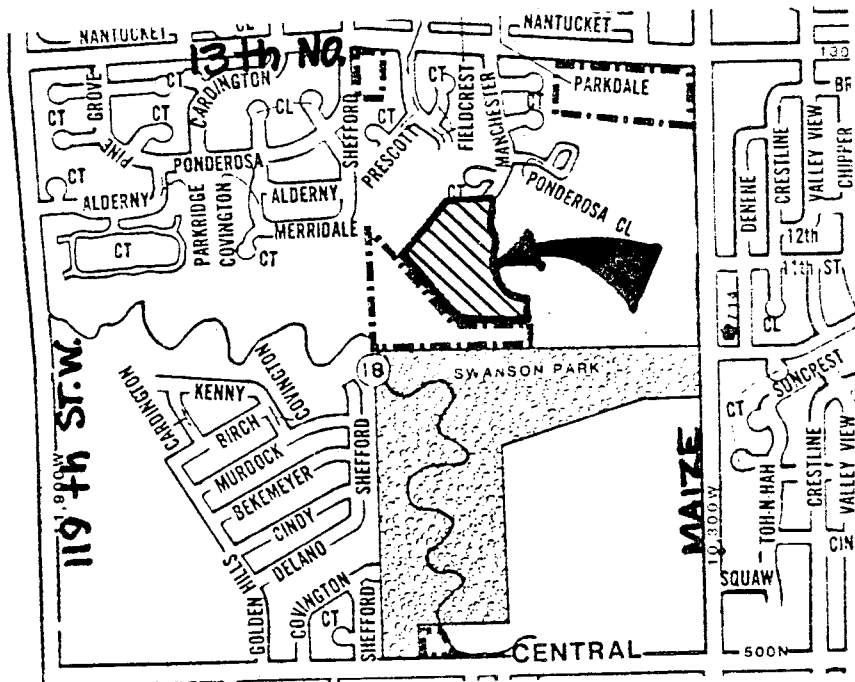
Residential:	61
Office:	
Commercial:	
Industrial:	
Total:	61

MINIMUM LOT AREA: 8,221 Sq. Ft.

CURRENT ZONING: "AA" with DP-152

PROPOSED ZONING: "AA" with DP-152

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-152). This property is planned to be developed with single-family homes.

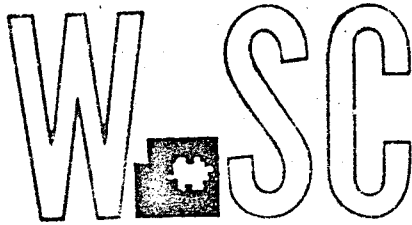
This plat represents the third final plat of an overall preliminary plat approved on March 27, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As per the sidewalk plan for the overall Huntington Place Addition, the paving petition for Manchester (collector) shall provide for sidewalks along the west side of this street within the area being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. 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.
- J. 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.

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- K. On the final plat tracing, the 25-foot building setback line on Lot 12, Block 1 shall be more clearly indicated.
- L. As was stated at the time of preliminary platting, the street name of Huntington is already used elsewhere in the City and cannot be used on this plat. On the final plat tracing, Manchester shall be used as an alternate street name.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- R. The applicant should be prepared to state what uses are planned for Reserve B. Neither the CUP nor overall preliminary plat indicated that this area was to be platted as a reserve.

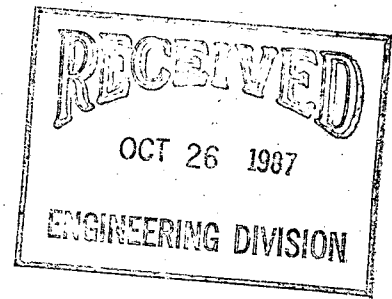
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 23, 1987



Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 87-105 - HUNTINGTON PLACE THIRD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. As per the sidewalk plan for the overall Huntington Place Addition, the paving petition for Manchester (collector) shall provide for sidewalks along the west side of this street within the area being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

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- H. 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.
- I. 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.
- J. On the final plat tracing, the 25-foot building setback line on Lot 12, Block 1 shall be more clearly indicated.
- K. As was stated at the time of preliminary platting, the street name of Huntington is already used elsewhere in the City and cannot be used on this plat. On the final plat tracing, Manchester shall be used as an alternate street name.
- L. The final plat tracing shall indicate the platting of minimum building pad elevations on Lots 5, 6, 7 and Lots 18 through 32. These minimum building pad elevations shall be referenced in the plat's text and noted on the face of the plat. They shall be expressed in both Mean Sea Level and City Datum.
- M. The final plat tracing shall indicate the side-lot line utility easements requested by K.G.&E. that are marked on the surveyor's copy of the final plat.
- 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. 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.
- 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.

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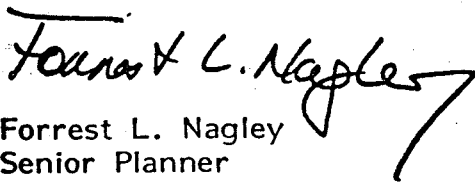
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 29, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik  
Enclosure

cc: Huntington Corporation, 1125 S. Rock Road, Wichita, KS 67207  
Mike Lindebak, City Engineer