

December 12, 1996

STAFF REPORT
(ONE STEP Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96-86 FOLIAGE 3RD ADDITION

OWNER/APPLICANT: Richard A. Devore, 1199 E. Central, Wichita, KS 67201

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of 13th Street North and west of Webb Road

SITE SIZE: 1.21 Acres

NUMBER OF LOTS

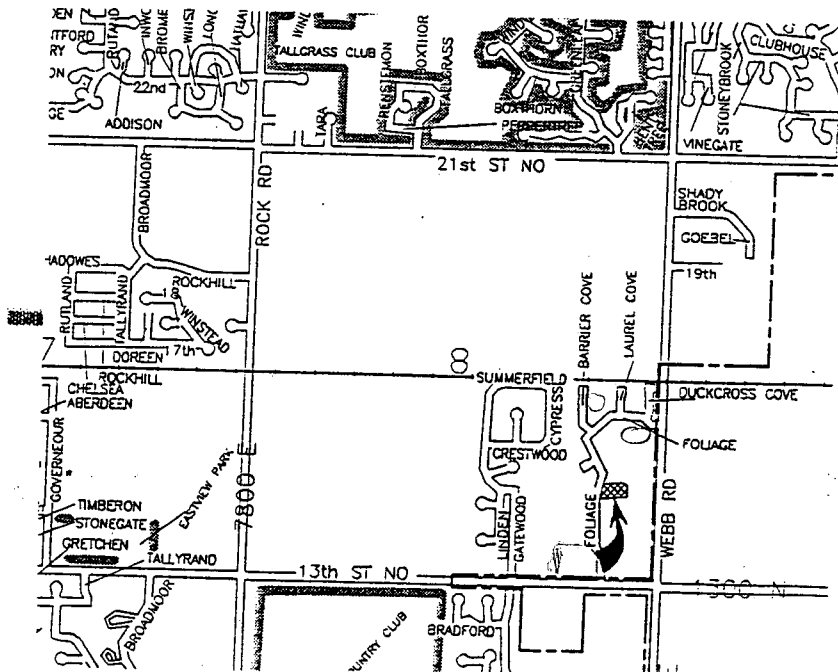
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.21. Acres

CURRENT ZONING: "SF-6"

PROPOSED ZONING: "SF-6"

VICINITY MAP:



NOTE: This one lot plat is located in an area served by private streets. Access for the site is therefore non-public, being under control of the parties (previous plats) having created and control of the private street.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment and relocation of sanitary sewer lines presently crossing this site. City Engineering, needs to indicate if any public utility easements will be required on this plat to cover realignment of the sanitary sewer line(s). If easements are granted, the plattor's text shall also note such easements.
- B. City Engineering also needs to indicate if a water line needs to be extended in order to serve this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since access to this site is by a nonpublic, private street, the applicant shall provide proof that this plat will be allowed access to the private street adjacent to the site. The platting binder notes an access easement has been recorded apparently as regards such access. If this document provides such access, a recorded copy shall be submitted to Planning for the plat file.
- F. On the final plat tracing, it shall be noted on the face of the plat, in parenthesis next to the street name Foliage, that this is a "(Reserve A, private street)".
- G. The platting binder presently indicates that this site is in an ownership different than is being shown on the plat. Prior to this plat being released for recording, the applicant shall provide proof that the site is in the ownership of the party shown on the plat.
- H. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature block.

The applicant is also advised that if this plat is taken for recording to the County after December, dates and signature lines will need to be revised.
- I. The applicant shall provide to Planning documentation of the location of easements listed in the platting binder. If located on this site, these easements shall be shown on the final plat tracing or proper reference to their vacation by this plat shall be made in the surveyor's or plattor's text.
- J. 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.

- K. 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.)
- L. 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.
- M. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 316-729-0102) 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 and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Based on the sketch plat, it appears that an underground KG&E line will need to be relocated.
- R. The representatives 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.

December 19, 1996

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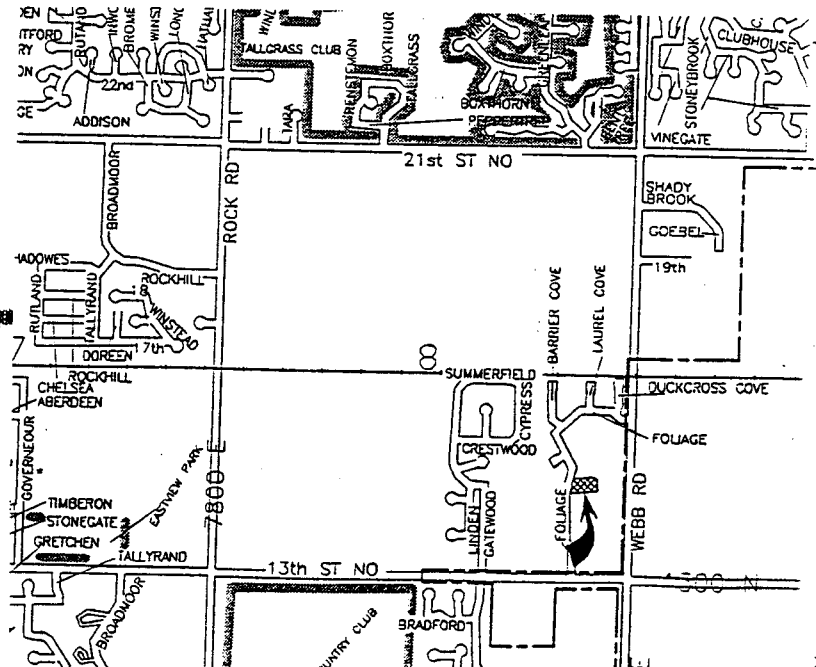
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Total:	1

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CURRENT ZONING: "SF-6"

PROPOSED ZONING: "SF-6"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either guarantee the abandonment and relocation of sanitary sewer lines presently crossing this site or agree to not submit the plat tracing for approval until such a relocation is completed and approved by City Engineering.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since access to this site is by a nonpublic, private street, the applicant shall provide proof that this plat will be allowed access to the private street adjacent to the site. The platting binder notes an access easement has been recorded apparently as regards such access. If this document provides such access, a recorded copy shall be submitted to Planning for the plat file.
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