

S/D No.: 85-95 Name: GRUNDMAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the northeast corner of Cranbrook and Osie Circle.
Owner: Walter R. Grundman, 10328 East Osie, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
3. Minimum Lot Area: 7,560 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" (When annexed)

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the "R-1" property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Cranbrook (collector street) adjacent to Lots 1-4 at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since the 30-foot building setbacks platted from Osie Circle are being reduced to 25 feet by this replat, the engineer's text on the final plat tracing shall be amended to reference the vacation of building setbacks by virtue of K.S.A. 12-512(b).
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?
- J. The representative from the City Engineer's office should be prepared to comment on the status of the existing paving petition for Osie Circle and the status of the petition on file for extension of a water line in this street. Specifically, does this applicant need to sign or revise the street paving and water petitions for adjacent Osie Circle?

NOTE: This plat has been submitted in final form only.