

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **8**

April 3, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 97-23 - ~~BROCK 4TH ADDITION~~

*Linda Winters
Addition*

OWNER/APPLICANT:

Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825
Phone: 808-396-4470

SURVEYOR/ENGINEER:

Babar M. Khan, P.E., L.S., Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211, Phone: 316-262-3842

LOCATION:

North of 13th Street North, on the west side of Ridge Road.

SITE SIZE:

2.43 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

1

Industrial:

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Total:

1

MINIMUM LOT AREA:

94,000 +/- square feet

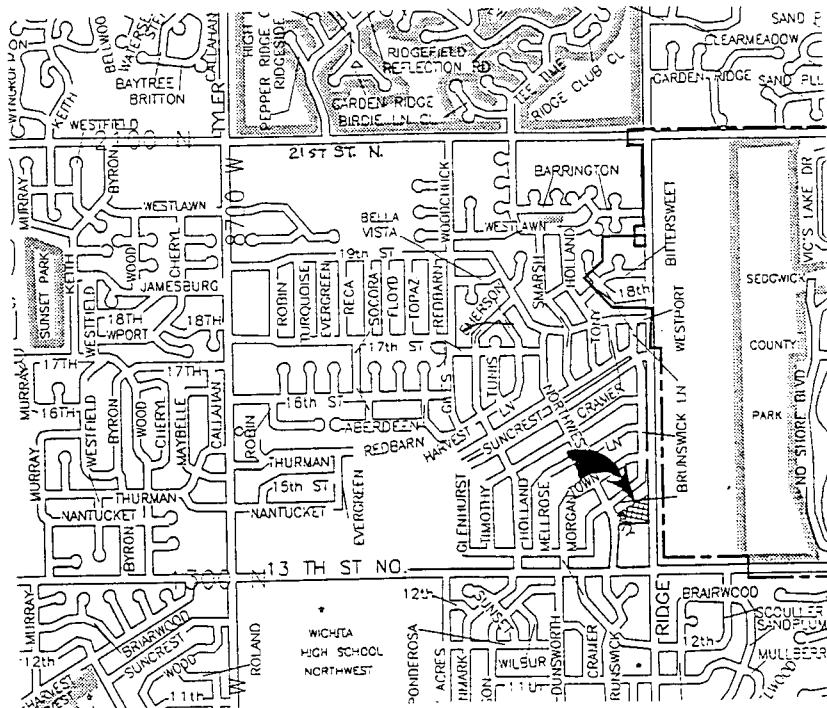
CURRENT ZONING:

"SF-6"

PROPOSED ZONING:

"GO" (Z-3222)

VICINITY MAP:



NOTE: A zone change has been filed on this site (Z-3222) requesting "GO" zoning. This case is to be heard by the MAPC 3/27/97 or after the preparation of these comments.

For additional information on the platting of this site, see the "note" for the companion plat, Brock Third Addition, S/D 97-22.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the associated zoning case (Z-3222) and any relevant conditions involving the platting of the site per the zone case.
- B. City Engineering needs to indicate any requirements in regard to sanitary sewer or water improvements 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. On the final plat tracing, complete access control shall be shown to Northwest Parkway. Also, only one access opening shall be indicated to Ridge Road. Both the face of the plat and platter's text shall note this access control. The platter's text shall also be amended to use the standard terminology for the dedication of access controls to the City of Wichita and that the location of any opening (to Ridge) is subject to approval by the City Engineer.
- F. Depending on the provision of cross lot access between the Brock Second and Brock Third Additions, this site would or would not be involved in the provision of such cross lot access. That is, if such access is being provided by the Third Addition, this Fourth Addition would not necessarily be required to provide such an access agreement.
- G. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Michael D. Hurtt.
- H. If the dot symbols at the corner of this plat (lot) involve irons found, set, etc. this should be noted in a legend located below the north arrow.
- I. On the final plat tracing, the center line of Ridge shall be labelled "CL".
- J. 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.)

- K. 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.

- L. 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.

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- O. 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.

Design Plus Software/A.C.E.S. 537-6166(800)
JOB NAME...Boundary of Linda Winters Addition JOB CODE...0097-33A
DATE:06-18-1997 TIME:15:04:10
INVERSE-----MANUAL MODE-----204

COURSE #	BEARING	AZIMUTH	DISTANCE	CORNER NOS
1	S 90/00/00.0 E	90/00/00.0	558.260	1 --- 2
2	N 0/19/00.0 W	359/41/00.0	338.000	2 --- 3
3	S 62/13/18.0 W	242/13/18.0	642.700	3 --- 4
4	CURVE TO THE RIGHT			
	RADIUS.....	556.650		
	DELTA.....	4/09/20.1		
	LENGTH.....	40.373		4 -5
	CHORD..... S	17/39/16.5 E	40.364	

AREA..... 107103.739 SQ.FT.
AREA..... 2.459 ACRES
PERIMETER.... 1579.333 FEET

Post-It* Fax Note	7671	Date	6/20/97	# of pages	1
To	KIETH GOUGH	From	BABAL KIZAN		
Co./Dept.	PLANNING	Co.	MUNICIPAL		
Phone #		Phone #	262-3812		
Fax #	268-A390	Fax #	262-8634		