

November 21, 1996

STAFF REPORT  
(Final Plat)

**CASE NUMBER:** S/D 96-81 - SUMMERFIELD 3RD ADDITION

**OWNER/APPLICANT:** Donald C. Slawson, 104 S. Broadway - Suite 200, WICHITA, KS 67202-4165

**AGENT:** Larry A. Chambers, Agent, 104 S. Broadway - Suite 200, WICHITA, KS 67202-4165

**SURVEYOR/ENGINEER:** P.E.C., c/o Gary Wiley, 303 S. Topeka, WICHITA, KS 67202

**LOCATION:** North of 21st Street North and east of Rock Road

**SITE SIZE:** 0.73 ± Acre

**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

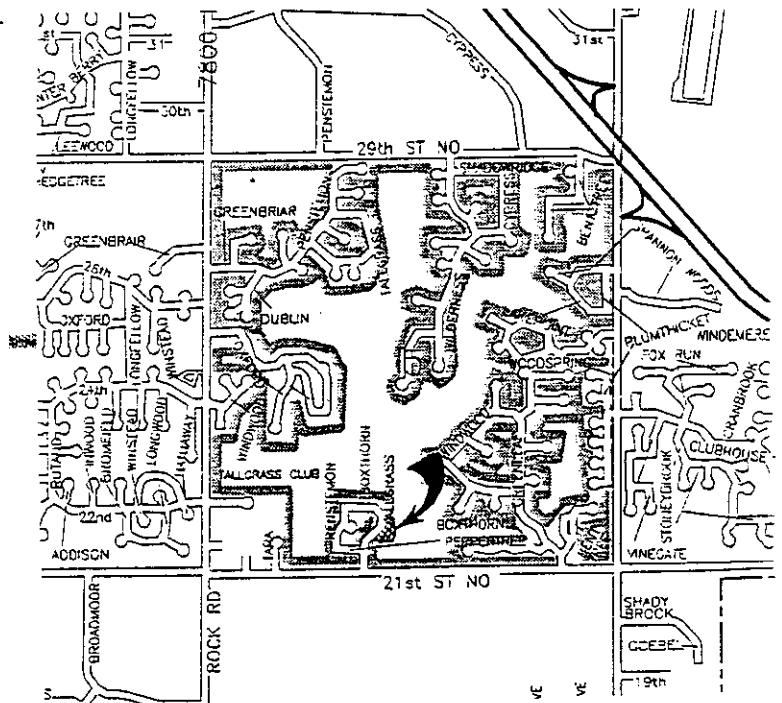
**MINIMUM LOT AREA:** 0.73 ± Acre

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:** "SF-6" (CUP DP-96)

*Add min. pad on text*

**VICINITY MAP:**



NOTE: This plat is included in the area covered by the Tallgrass Community Unit Plan, DP-96. The lot being platted is a portion of parcel 12B of this CUP. Under DP-96, this site can be developed for residential uses ranging from one-family to multi-family densities. Needed improvements are generally in place, with relocations apparently needed for several facilities.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate requirements both in terms of guarantees and easements for the relocation of sanitary sewer, storm sewer and any other utilities.

Further, Engineering needs to indicate if additional guarantees are also required to extend sewer and water specifically to this site.

In regard to easements, sanitary and storm sewer is apparently to be relocated into easements along this site's east line. Any easements being granted by separate instrument should either be created before the plat is submitted to City Council so that the recording information is shown on the plat or the plat tracing simply note the easements are being created by separate instrument with such instruments submitted to Planning for processing with the plat.

- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the direction "N" (north) shall be added to 21st Street "N".
- D. 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.
- E. 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.)
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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