

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

December 14, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-85 - SUITER RANCH ADDITION

OWNER/APPLICANT: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205

SURVEYOR/ENGINEER: Air Capital Land Surveyors

LOCATION: At the southwest corner of Hoover and 34th Street North.

SITE SIZE: 1.23 Acres

NUMBER OF LOTS

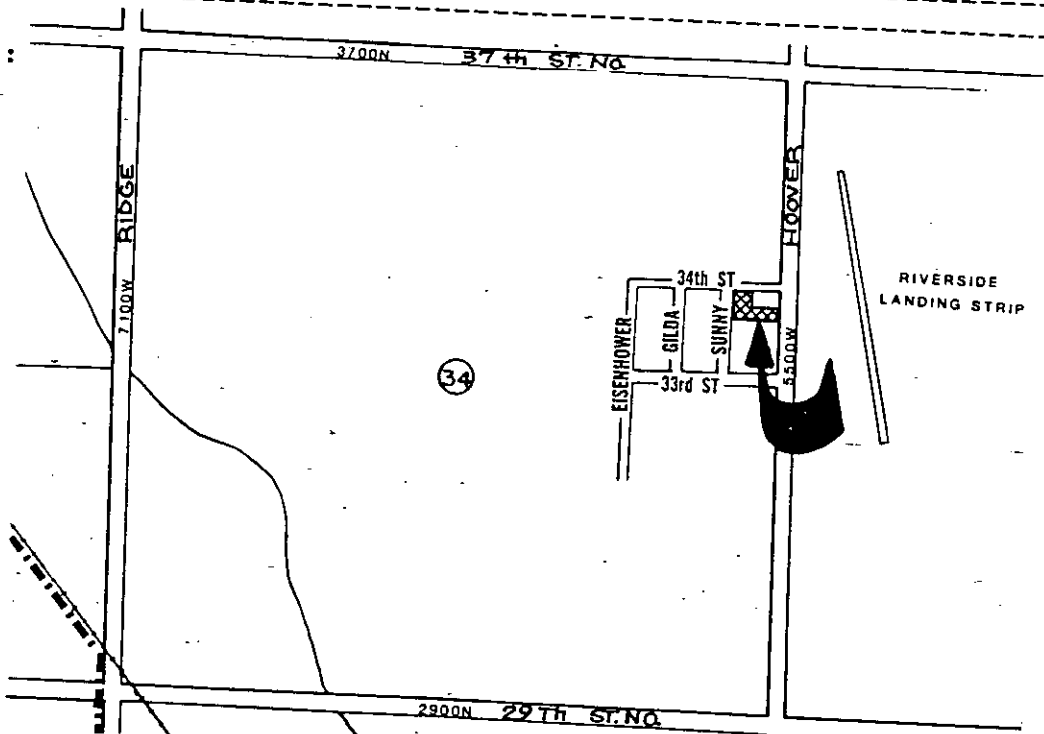
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 42,600 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: R-1

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, since access is being provided to Hoover, the face of the plat should delete "Complete" and just indicate "Access Control Except for One Opening" to Hoover.
- E. The Engineers text shall be corrected, on the first line, for the spelling of the word "being."
- F. On the final plat tracing, the recording information for the street right-of-way dedication for 34th and Sunny Streets shall be indicated.
- G. Since this plat will not be completed during 1989, this date shall be changed, on the title line, to 1990.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from County 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.