

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

June 10, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-35 - JIM RAMSEY ADDITION

OWNER/APPLICANT: B.B.B.R. Corporation (no address)

OWNER/APPLICANT: Jim Ramsey (Contract Purchaser), 150 North Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P. A., 315, Ellis, Wichita, KS 67211

LOCATION: South of Kellogg and west of Tyler Road

SITE SIZE: 1.6 Acres

NUMBER OF LOTS 16,865

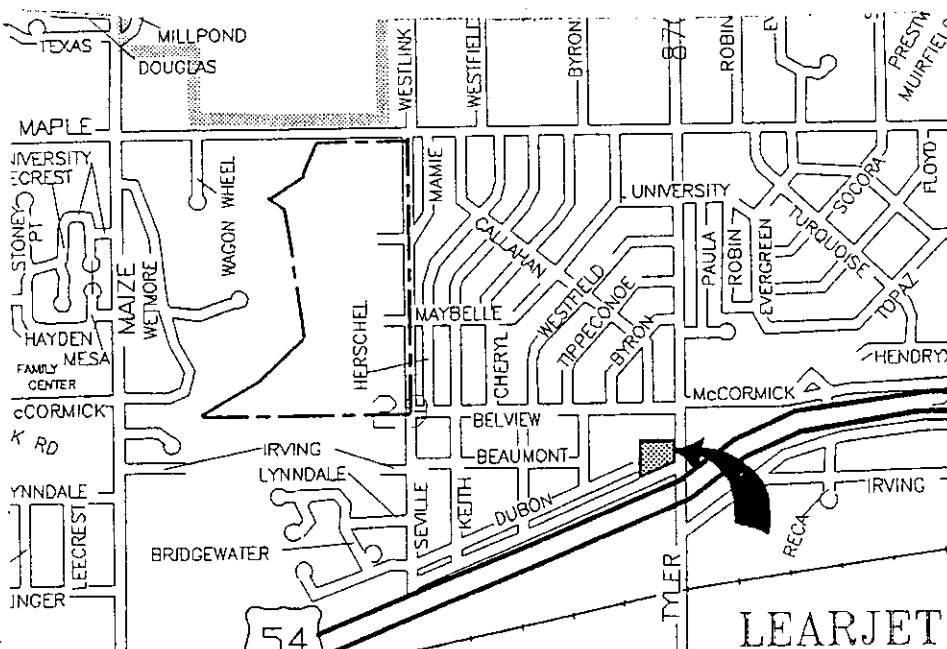
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.6 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: In 1989, a preliminary and final plat (B.B.B.R. Addition) was approved for this site, but was never completed. This plat is basically similar to that preceding plat except that only one lot is being platted rather than two and some minor changes are indicated in the access controls shown to Tyler and Kellogg Drive. The following comments are also primarily the same as was approved for the B.B.B.R. plat.

STAFF COMMENTS:

- A. City Engineering needs to indicate if this site has acceptable access to sanitary sewer or if a guarantee needs to be submitted for extension of sewer to the site.
- B. The applicant is advised that upon approval of this plat, the preceding B.B.B.R. plat and file will be closed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. The applicant is advised that at the time of site development the extension of a private storm sewer to serve this site will be required.
- D. The applicant shall guarantee the closure of the driveway that lies within the area being granted as "complete access control" to Tyler, across the east line of Lot 1.
- E. The applicant shall guarantee the improvement of Kellogg drive, adjacent to the south line of this plat, to a curb and gutter cross section standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate on the face of the plat complete access control to and from Dubon Avenue.
- H. On the final plat tracing, the MAPC's signature block shall indicate the chairman as L. O. Breckenridge Jr.
- I. 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.
- J. 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.
- 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.

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative 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.