

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2  
December 23, 1992

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 92-61 - SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION

OWNER/APPLICANT: Savanna, Inc., c/o Marjorie Stephenson, 14010 E. 13th Street North, Wichita, KS 67230

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

LOCATION: Northwest corner of 13th Street North and 143rd Street East

SITE SIZE: 26.16 Acres

NUMBER OF LOTS

Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 25,000 sq. ft.

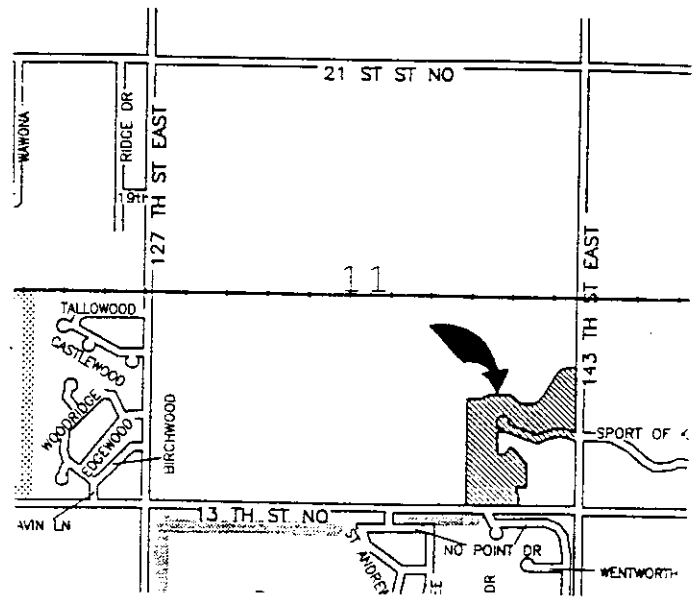
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "R-1" Suburban Residential

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VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee will be with the City of Wichita and the applicant shall also submit an outside-the-City water agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for the suburban street paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Since both City and County guarantees will be involved, Certificates of Petition shall be submitted for both the City and County improvements.
- F. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. If a minimum building elevation is required for this site, it shall be noted both on the face of the plat and in the plattor's text. It shall be indicated if the elevation is for the lowest floor or opening level. Also, both an on-site and off-site benchmark shall be shown.
- J. If any structures are intended for Reserve A, appropriate building setbacks shall be platted to the adjacent streets.

- K. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate any minimum building pad elevation requirements.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 4, 1993

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 12/23/92)

CASE NUMBER: S/D 92-61 - SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION

OWNER/APPLICANT: Savanna, Inc., c/o Marjorie Stephenson, 14010 E. 13th Street North, Wichita, KS 67230

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

LOCATION: Northwest corner of 13th Street North and 143rd Street East

SITE SIZE: 26.16 Acres

NUMBER OF LOTS

Residential:	20
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Total:	20

MINIMUM LOT AREA: 25,000 sq. ft.

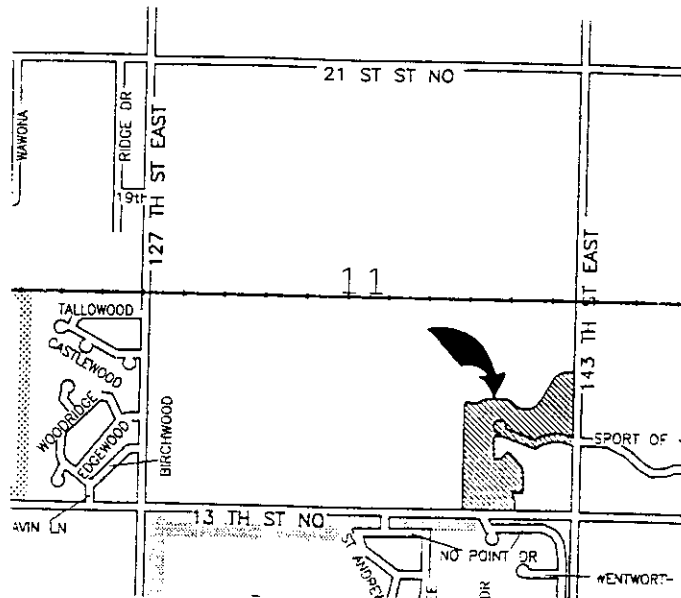
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "R-1" Suburban Residential

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VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include the extension of water, as needed, adjacent to this plat along 143rd Street East. This guarantee will be with the City of Wichita and the applicant shall also submit an outside-the-City water agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for the suburban street paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Since both City and County guarantees will be involved, Certificates of Petition shall be submitted for both the City and County improvements.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- 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.