

January 9, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-97 SOOTER ADDITION

OWNER/APPLICANT: Jay D. Sooter and Sonya Seybold, 1641 Jeanette, Wichita, KS 67203

SURVEYOR/ENGINEER: Babar M. Khan, P.E., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: South of 49th Street North and east of Broadway Avenue (Old Lawrence Road)

SITE SIZE: 6.86 Acres

NUMBER OF LOTS

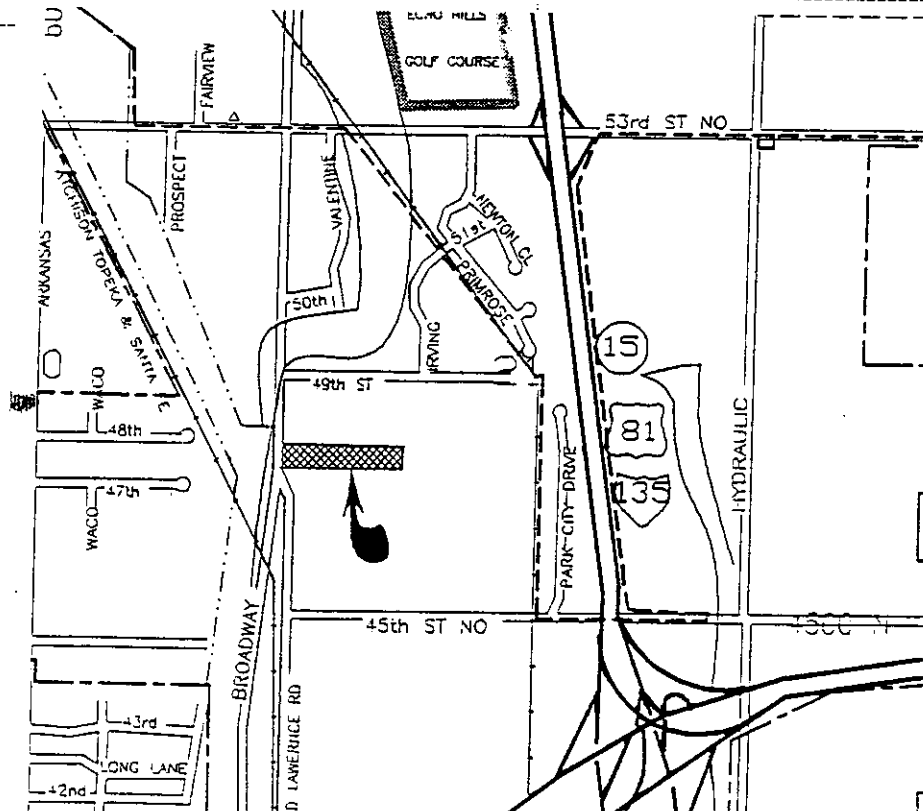
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 6.0 Acres

CURRENT ZONING: "L1"

PROPOSED ZONING:

VICINITY MAP:



NOTE: In the mid-1970's, two sites, just north of this Addition, were platted with requirements that guarantees be provided for the future extension of municipal services. The use of on-site facilities was approved on a "temporary" basis. At this time, municipal services are still not available in this area of north Broadway. Although Park City to the north of this area has been actively involved in annexation of property in this general area (south of Park City), this site is still in the County, with platting jurisdiction through the County, City of Wichita, and MAPC.

- 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. **Health** also needs to indicate any additional requirements such as a covenant restricting the volume and types of waste to be generated by this site.
- B. **City Engineering** needs to indicate if petitions for the future extension of municipal water and/or sanitary sewer need to be provided.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. **County Engineering** needs to indicate if any additional right-of-way for Broadway or Old Lawrence Road needs to be dedicated and if any paving guarantees are required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the existence and area of right-of-way for Old Lawrence Road shall be shown separate from Broadway. The face of the plat shall note that complete access control exists between Old Lawrence Road and Broadway.

Based on the legal description for this site, no additional right-of-way is apparently being dedicated by this plat. Consequently, the plattor's text shall delete reference to the platting of "street".
- G. Prior to this plat being released for recording, a blanket pipeline easement is apparently being confined to the indicated easement. The final plat tracing shall not be submitted for City and County approval until such a confinement has occurred and the appropriate recording information shown on the plat. A copy of this instrument shall be submitted to Planning for the plat file. If a building setback from the pipeline is also involved, such setback shall be shown on the final plat tracing and labeled as a pipeline setback.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. The applicant is advised that all applicable property taxes will need to be paid before this plat can be recorded.

- J. On the final plat tracing, the MAPC Chairman and County officials signature blocks shall be amended to properly note these individuals as of this plat's approval date by the MAPC and expected recording date in 1997. Also, the second County Clerk signature line, located below the Deputy Register of Deeds signature line is unnecessary.
- 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. (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.)
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives 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.