

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

October 3, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-55 - HUNTINGTON PLACE 4TH (5TH) ADDITION

OWNER/APPLICANT: OA Management Inc. - Bank IV, P.O. Box 4, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Mid-Kansas Engineering Consultants, 3500 North Rock Road, #800, Wichita, KS 67226

LOCATION: South of 13th St. North and west of Maize Rd.

SITE SIZE: 8.8 Acres

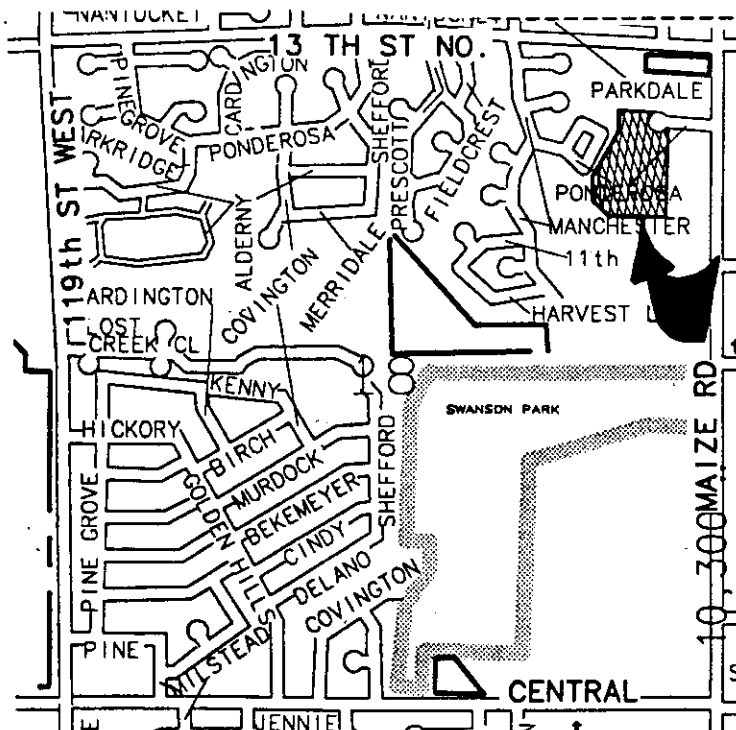
NUMBER OF LOTS

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

MINIMUM LOT AREA: 8.8 Acres

CURRENT ZONING: "AA" One Family Dwelling (DP-152)

VICINITY MAP:



NOTE: This plat involves a final portion of the overall Huntington Place plat, approved as a preliminary in 1986. This plat is also within the Huntington Place CUP, DP-152. This one lot plat corresponds to Parcel 3 of the CUP and may be developed for apartments with up to 194 dwelling units.

STAFF COMMENTS:

- A. As indicated by the plat, access to this site is from Maize Road, by way of Ponderosa Circle. This street, however, was dedicated by the Huntington Place Commercial Addition immediately to the east of this plat. The Commercial Addition also provided guarantees for this street, the extension of water, etc. Engineering needs to indicate if sufficient guarantees are already in place for street paving, including sidewalks, sanitary sewer, water, and drainage improvements or if this plat needs to submit any additional guarantees.
- B. If any new guarantees are required and if improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. At the time that the Huntington Place Commercial Addition was platted a 20 foot wide emergency access easement was platted along the south end of that plat to provide an additional entrance to this site. To assure that this entrance is not blocked on this site, that easement should be sufficiently extended into this addition at the corresponding location at the southeast corner of the plat.

The Fire Department should be prepared to indicate any requirements it may have concerning this easement; including not only any gateway requirements but also the paving of a surface in this easement, particularly since the Commercial Addition has not yet been developed.
- D. City Engineering should be prepared to indicate any easement requirements that it may have for sanitary sewer. In particular it should be noted that the 10 foot easement along this plat's east line is separated from a 10 foot easement on the adjacent plat by a 5 foot wall easement which runs the length of this plat's east line (this wall easement crosses the emergency access easement).
- E. On the final plat tracing a 35 foot building setback shall be indicated from Ponderosa Circle. This is in addition to any other setback requirements established by the CUP.

- F. The applicant is advised that a preliminary and final plat have been approved by the MAPC for an addition in the area already using the Huntington Place 4th name. This plat shall either use the 5th Addition designation or request the applicant of the 4th Addition to send Planning a letter indicating that the file on the 4th Addition can be closed.
- G. Two drainage easements are indicated on the title binder as effecting this site. The applicant shall indicate the location of these easements. No indication is made in the surveyor's text that any such easements are being vacated and no drainage easement is shown on this final plat. Engineering should be prepared to comment if any easements are being proposed for vacation. Copies of the instruments establishing these easements shall be submitted for the plat file.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.