

May 17, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-25 - SOUTHCREST FOUNTAIN ADDITION

OWNER/APPLICANT: Bud Gates & Richard Burkhart; N/A

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: In an area north of Central, east of 127th Street East.

SITE SIZE: 1.28 Acres

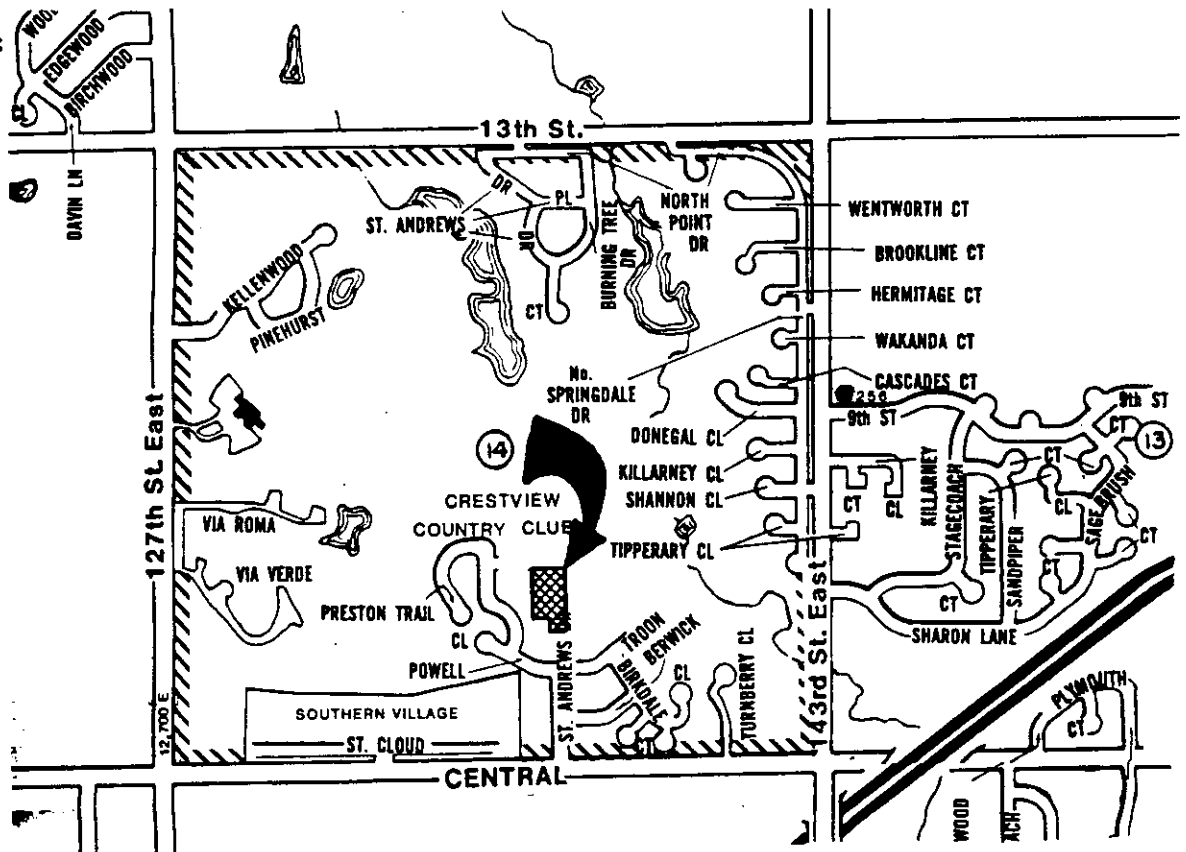
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 27,022 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

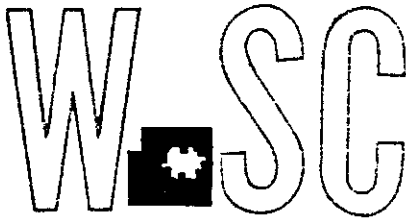


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this property will utilize a City of Wichita water supply line in St. Andrews Dr., the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of St. Andrews Drive to the interior north line of this plat with an appropriate temporary turnaround and to a standard similar to other streets in the general area.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate an appropriate temporary turnaround for St. Andrews Drive. As required by County Engineering the temporary turnaround may be on or off-site.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. the County Engineer shall also verify that sanitary sewer along this plat's west line can be utilized by this Addition.
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WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 288-4561

May 18, 1990

Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67211

Re: S/D 90-25 - Plat of Southcrest Fountain Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this property will utilize a City of Wichita water supply line in St. Andrews Dr., the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- B. The applicant shall guarantee the paving of St. Andrews Drive to the interior north line of this plat with an appropriate temporary turnaround and to a standard similar to other streets in the general area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate an appropriate temporary turnaround for St. Andrews Drive. As required by County Engineering the temporary turnaround shall be off-site to the north.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Harlan Foraker, County Engineer
Mike Lindebak, City Engineer