

September 21, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 89-63 - SOUTHGLEN^{2nd} ADDITION, Replat of
~~Tract B, Lot 2, Block A~~

OWNER/APPLICANT:

Colby B. Sandlian, 435 N. Broadway, Suite 201,
Wichita, KS 67202

SURVEYOR/ENGINEER:

Municipal Engineers

LOCATION:

South of 47th St. S., in an area east of
Broadway

SITE SIZE:

2.8 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

2

2

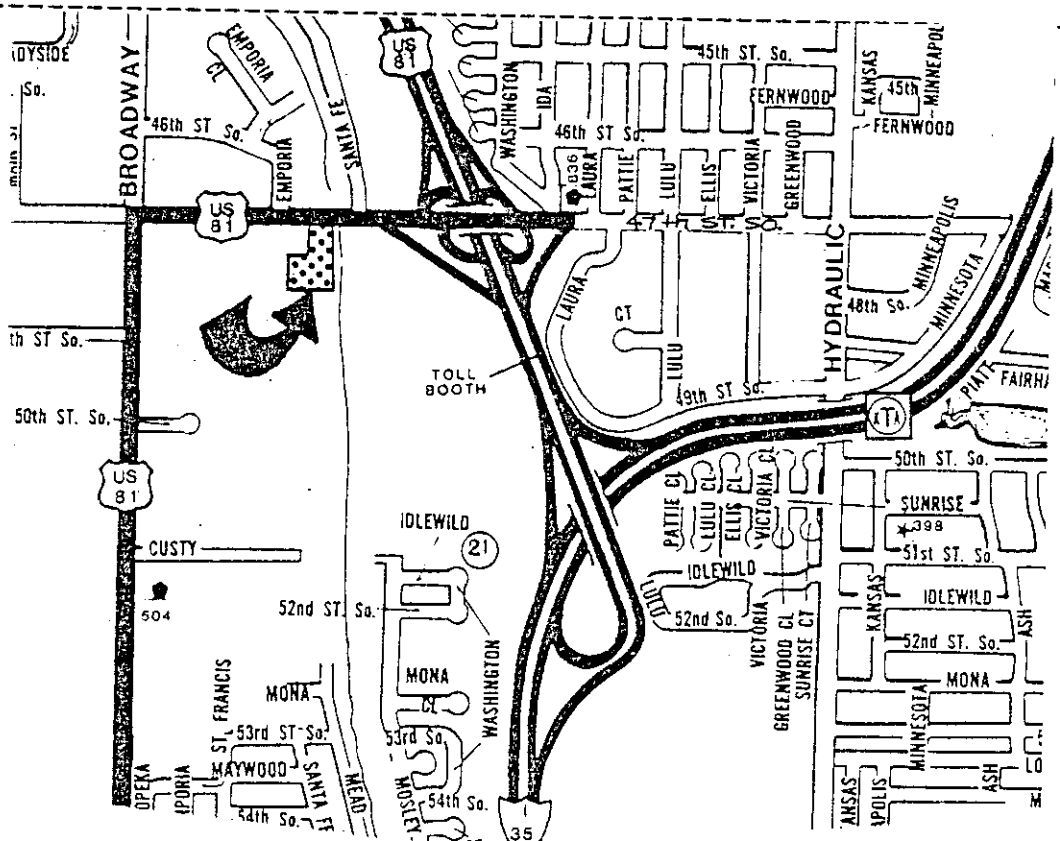
MINIMUM LOT AREA:

30,457 sq. ft.

CURRENT ZONING:

"C" Commercial

VICINITY MAP:



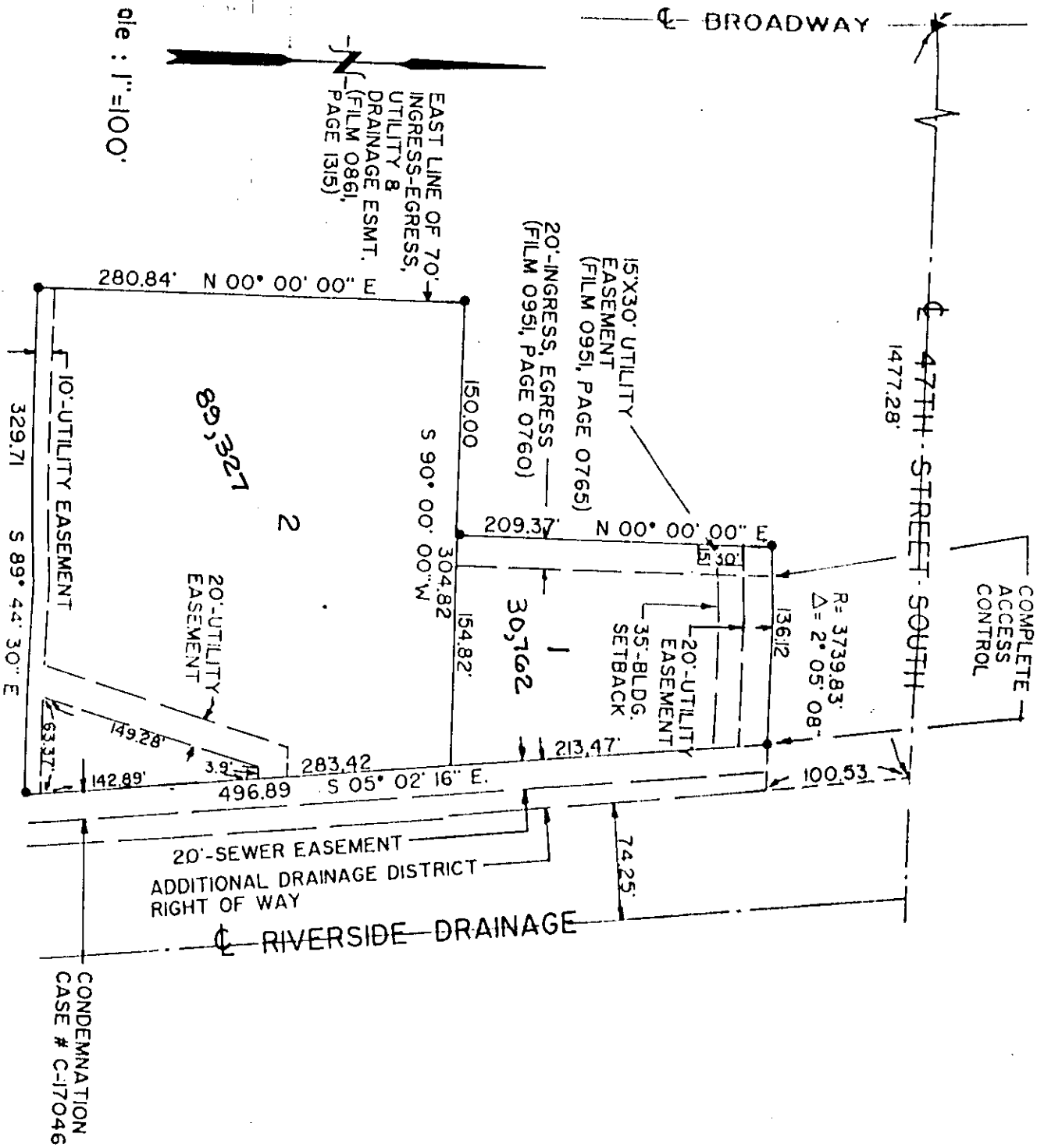
STAFF COMMENTS:

- NOTE: This plat (replat) involves a tract created through a lot split (L/S 0734) of Lot 2, Block A of the Southglen Addition. Access to one of the lots in this replat is being provided by means of joint ingress-egress easements.
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
 - B. If required by the drainage plan for this site, the applicant shall submit, for recording with the final plat tracing, a cross lot drainage agreement.
 - C. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. The text shall also note if the minimum elevation involves the lowest opening or floor elevation.
 - D. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
 - E. The final plat shall indicate the recording information for the 15-foot Derby pipeline easement on this property.
 - F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - G. The final plat tracing shall indicate the appropriate names in printing, of all required signatures by their corresponding signature lines. The applicant is advised that a new MAPC chairman is to be appointed September 14, 1989.
 - H. Since this plat is within the City of Wichita, the access control referenced in the plat's text should be indicated as being "guaranteed to the City of Wichita."
 - I. 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.
 - 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. 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THIS PLAT IS SUBJECT TO CROSS LOT DRAINAGE AGREEMENT (FILM 0951, PAGE 0763)

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDG
 BY COLBY B. SANDLIAN, JACK F

Colby B. Sandlian
 COLBY B. SANDLIAN, NOTARY

WE, KANSAS STATE BANK AND TRU
 PROPERTY DO HEREBY CONSENT TO
 SOUTHGLEN ADDITION", WICHIT
 KANSAS STATE BANK AND TRUST

David M. King
 STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDG
 BY _____, 1921, BY

KANSAS STATE BANK AND TRUST.