

January 4, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-86 TOWNE PARC 6TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Webb and south of Pawnee

SITE SIZE: 76, 297 sq. ft. (1.75 Acres)

NUMBER OF LOTS

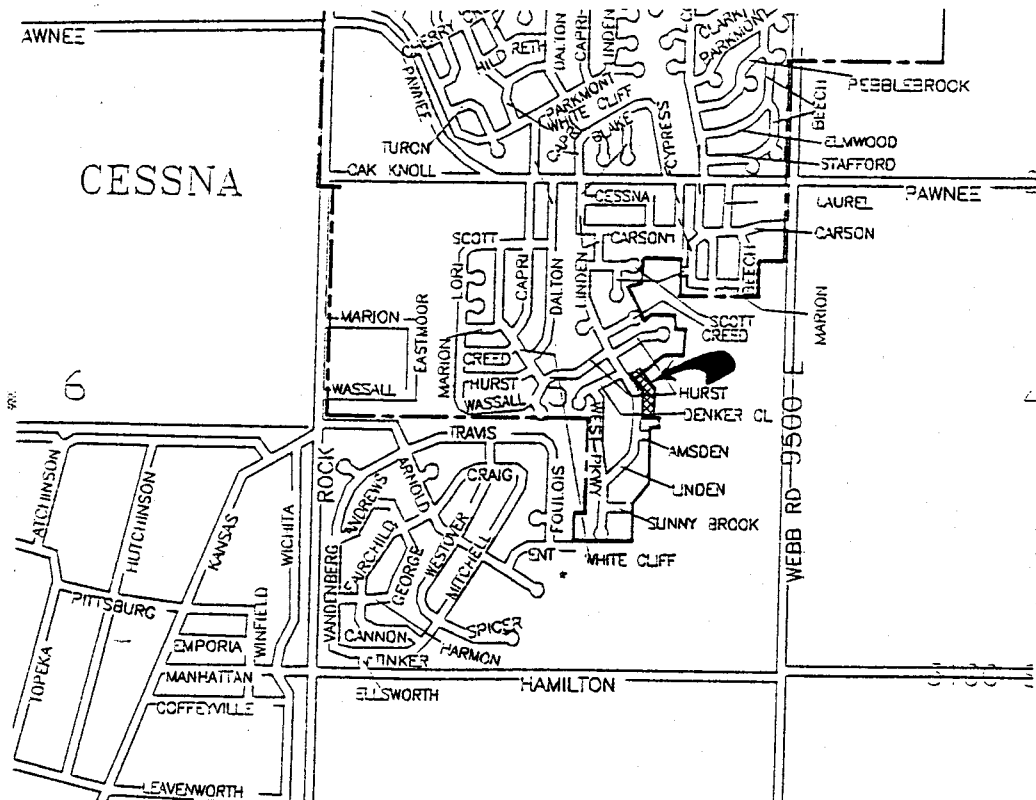
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 7,320 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



NOTE: Although this site is a portion of a previously approved overall preliminary plat, it is not only significantly altering the pattern of development for the portion of the area now being platted, but subsequent areas will now be significantly altered from what was shown on the overall preliminary plat. Since this plat is in essence creating only 9-lots along an existing street, it was accepted as a final form only plat, rather than having been required to first submit a preliminary plat. However, the applicant is advised that subsequent areas within the original overall preliminary plat, but not yet platted will require that in most cases, a preliminary plat first be submitted for any situation where a significant change in street alignments and lot configurations occur.

STAFF COMMENTS:

- A. The applicant is advised that this site is apparently still in the County and must be annexed to Wichita prior to the plat being scheduled for City Council review. Upon annexation, the site will be zoned "AA" and therefore allowing the size of lots being platted.
- B. City Engineering needs to indicate any requirements in regard to existing guarantees for this site, in particular as may involve the paving of Linden and water improvements. It should be noted that sidewalks along the east side of Linden were required when Towne Parc 4th was platted. Engineering needs to confirm that sidewalk has or will still be installed along Linden as adjacent to this plat.
- C. City Engineering also needs to indicate any additional requirements for guaranteeing improvements such as sanitary sewer and drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by the sketch plat, an off-site utility easement is being granted by separate instrument. Such easement should be submitted to Planning for processing (acceptance and recording) with the final plat tracing.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. (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.)
- 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 representatives from City 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.

off site U.E.