

February 20, 1997

STAFF REPORT
(Final Plat, deferred from 2/6/97 Meeting)

CASE NUMBER: S/D 97-4 - R. L. CARPENTER ADDITION

OWNER/APPLICANT: Attn: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 West 11th Street, P. O. Box 1207, Coffeyville, Ks 67227-0921

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

LOCATION: Northwest corner of 47th Street South and Seneca Street

SITE SIZE: 1.14 Acres

NUMBER OF LOTS

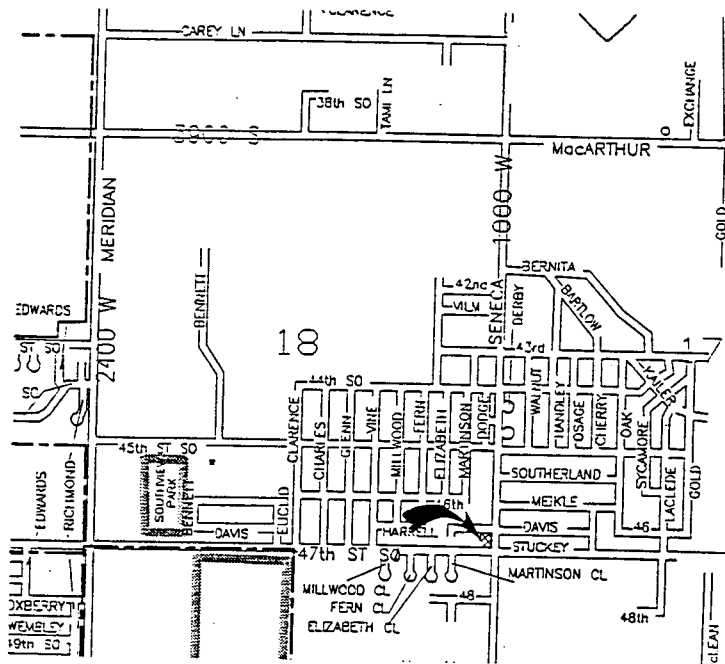
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 37,344 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Although municipal water and sanitary sewer appear to be adjacent to this site, City Engineering needs to indicate if a guarantee to extend sewer is still required. Also, Engineering needs to indicate if an easement is required for any such extension.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Based on the sketch plat, it appears that there is an opening to 47th Street South in the area of complete access control. The applicant shall therefore guarantee the closure of any such opening.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being released for recording, proof of ownership shall be provided. At this time, the platting binder is indicating an ownership different than shown on the plat.
- F. Also, prior to release of the plat, the applicant shall provide proof that all applicable property taxes have been paid. The binder presently indicates 1996 taxes of \$799 are outstanding.
- G. The platting binder also notes that "partial" releases of a number of mortgages are to be filed. If this site is encumbered by any such mortgages, the applicant is advised that these parties need to be made signatories on the plat. If not shown on the final plat tracing, the applicant shall provide proof that all such mortgages have been released for this site.
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

S/D 97-4 - Final Plat of R. L. CARPENTER ADDITION
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- N. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

February 6, 1997

STAFF REPORT
(Final Plat)

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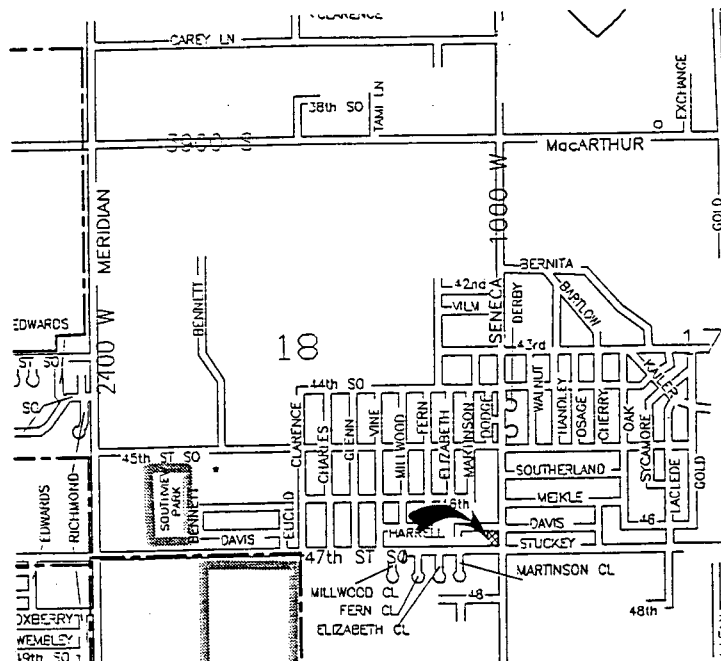
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CURRENT ZONING: "LC"

PROPOSED ZONING:

*SS. ext req.
Private SWS at time of
development*

VICINITY MAP:



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