



STAFF COMMENTS:

NOTE: This plat is involved in both a recently approved zone change (Z-3146) and a CUP (DP-215). In regard to the zone change "C" zoning has been approved for lot 3 and "LC" zoning for lot 1 of this plat subject to platting. All of this site was previously platted, however, as the CCR (1st) Addition. In addition to the requirement of replatting due to the zone change, the replatting is being pursued to alter or create new lot configurations.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As indicated during the review of the CUP and zoning cases, unless an existing guarantee is available, a guarantee shall be submitted for provision of an accel/decel lane and a left turn lane to serve this site. A guarantee shall also provide for the construction of that portion of the major entrance required for this site, located within public right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, all building setbacks shall be platted which are not subject to variations due to conditions noted in the CUP. That is, setbacks along the north, south, and west lines of the plat shall be shown, while a note on the face of the plat indicates that additional setback requirements, such as between lots, are indicated by CUP, DP-215.
- G. Since this plat is dedicating additional right-of-way for Rock Road, on the final plat both the face of the plat and the plattor's text shall properly indicate this dedication.
- H. Since this is a replat, proper reference to KSA 12-512(b) as amended shall be made in the surveyor's text.
- I. Unless this site is forming a lot owner's association for the maintenance of various facilities, there is no need for the platting of wall easements along the site's north and west lines.
- J. The plattor's text shall clearly indicate the purpose of the indicated ingress/egress, Drainage and Utility Easement, and in particular who or which lot(s) are the beneficiaries of this easement. It is recommended that in regard to maintenance responsibilities, the prevention of obstructions etc. that the applicant record a separate document indicating any such conditions.
- K. City Engineering needs to verify if the easement in the east portion of lots 1 and 2 is sufficient and properly located to cover existing improvements.
- L. 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.

- M. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. 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.
- P. 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.
- Q. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7**

November 10, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-74 C.C.R. 2ND ADDITION

OWNER/APPLICANT: C.C.R. Associates, c/o Stephen L. Clark, P. O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 13th Street North and west of Rock Road

SITE SIZE: 11.85 Acres

NUMBER OF LOTS

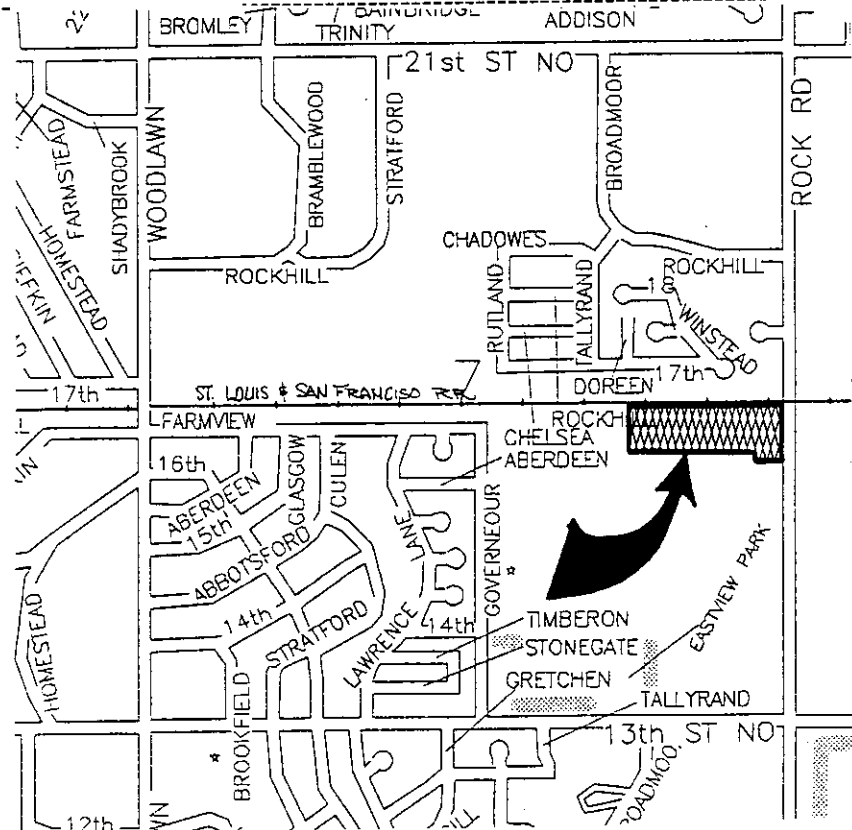
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	$\frac{3}{3}$

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "BB & LC"

PROPOSED ZONING: "LC & C" DP-215 & Z-3146

VICINITY MAP:



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- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Specifically, the applicant was to meet with Water Department staff to determine if water needs to be extended to Lot 3 and any Fire Hydrant needs for this site. If found necessary, this guarantee may also require the extension of water along Rock Road. The representative from the Water Department needs to indicate the requirements for this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As indicated during the review of the CUP and zoning cases, unless an existing guarantee is available, a guarantee shall be submitted for provision of an accel/decel lane and a left turn lane to serve this site. A guarantee shall also provide for the construction of that portion of the major entrance required for this site, located within public right-of-way. City and/or Traffic Engineering need to indicate if such guarantees are required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. It is recommended that in regard to maintenance responsibilities, the prevention of obstructions etc. of the indicated ingress/egress, Drainage and Utility Easement that the applicant record a separate document indicating any such conditions.
- G. The final plat tracing shall indicate the utility easements requested by K.G.& E. - Gas which were indicated on the "marked" copy of the plat. An additional 10 x 50' easement was requested in the southeast corner of Lot 2.
- H. 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.
- 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.