

S/D No.: 86-66 Name: FANTASEA II.

Preliminary Approved: 7/31/86
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the north side of 32nd Street North, in an area west of
Gouverneur, if extended from the south.
Owner: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road, Bldg. #800, Wichita, KS 67226

1. Gross Acreage of Plat: 5.9 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 1.42 Acres
 4. Existing Zoning: "R-5" with (DP-95)
 5. Proposed Zoning: "R-5" with (DP-95)
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STAFF COMMENTS:

- NOTE:** This property is subject to the provisions of the Fantasea Commercial Community Unit Plan (DP-95). Lot 1 is approved for development of 10 duplexes or 17 townhouses, or a child care center if approved by the Board of Zoning Appeals. Lot 2 is approved for development of either 36 duplexes or 54 townhouses.
- A. The applicant shall guarantee the relocation of the 42-inch storm sewer proposed by this replat.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
 - D. 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.
 - E. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
 - F. The final plat tracing shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

August 21, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. #800
Wichita, KS 67226

Re: Final Plat S/D 86-66 - FANTASEA II

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 14, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dIk

cc: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226