

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 17, 1992

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

Re: S/D 92-33 SUMMERFIELD SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1992, 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 7, 1992.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mike Lindebak, City Engineer

FILE COPY

- I. Based on the title binder for this site, ownership of this property is with Ritchie Development Corporation while the plat indicates ownership by Sterling House of Wichita. Prior to this plat being released for recording, the applicant shall provide proof that the site's ownership is vested in the indicated signatory.
- J. The title binder is also indicating mortgages on this site by First National Bank and possibly Prairie State Bank. Unless proof is provided that neither bank holds a mortgage on this site, both Banks will need to sign (consent to) the plat.
- K. 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.
- L. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering has indicated the applicant's drainage plan needs to be revised.

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

August 13, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-33 - SUMMERFIELD SECOND ADDITION

OWNER/APPLICANT: Sterling House of Wichita, L.P.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc.

LOCATION: North of 21st Street North and East of Rock Road

SITE SIZE: 1.95 Acres

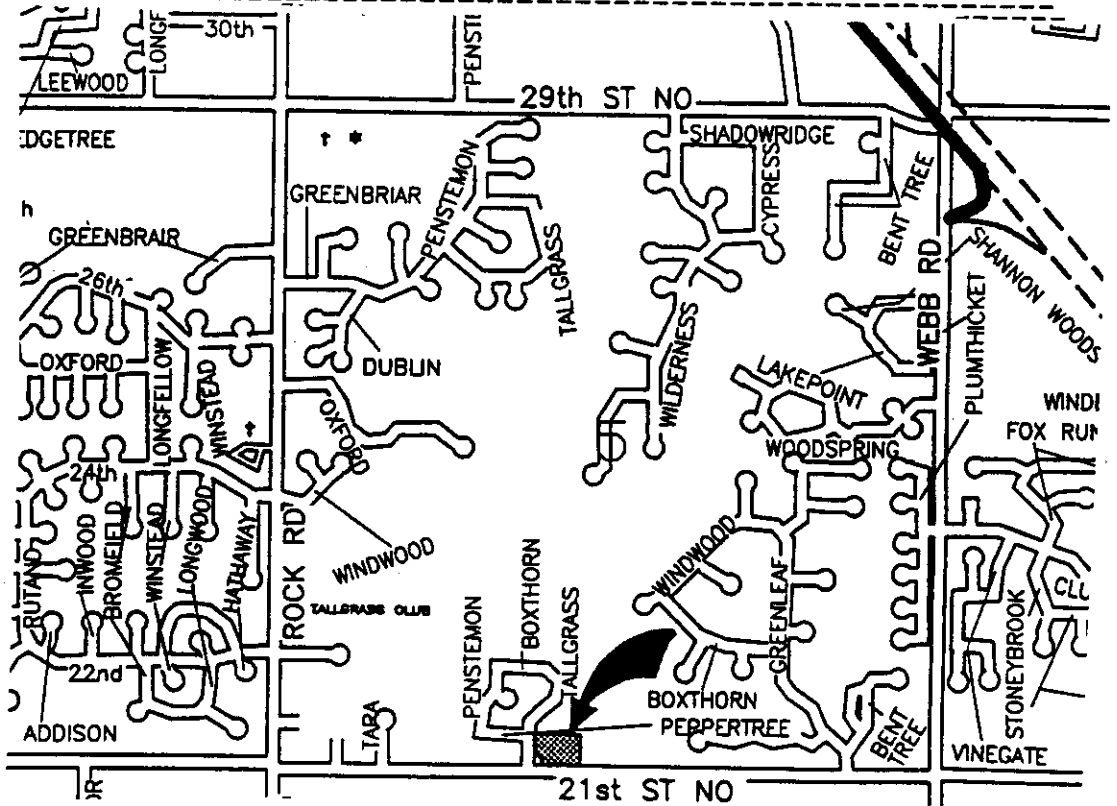
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.95 acres

CURRENT ZONING: "AA" One-Family (DP-96)

VICINITY MAP:



Handwritten note: See map

NOTE: A plat also named the Summerfield Second Addition was submitted in 1983 for approximately the same area included in this present plat. Because of the lack of activity on that original plat, the file was closed in 1990. This site is within the Tallgrass Community Unit Plat, DP-96 and corresponds to parcel 12a. An administrative adjustment has been approved for this parcel to allow for a 26-unit housing development for the elderly.

STAFF COMMENTS:

- A. City water appears to be available to this site either from a line in 21st Street North or from a line in Tallgrass along the west line of the plat. Although no guarantee will be required, the property cannot use both lines. However, sanitary sewer is not directly available and shall be guaranteed for extension to the site.
- B. The final plat tracing shall reference the required minimum building pad elevation.
- C. The applicant shall obtain by separate instrument the off-site drainage easement required on the property to the north and east of this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This can be incorporated with other petitions as part of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As indicated by the CUP, DP-96, this lot (parcel) was originally intended to have complete access control to 21st Street North, with access being provided from the adjacent residential street, Tallgrass. Therefore, on the final plat tracing the face of the plat shall indicate complete access control to 21st Street North across this plat's south line. The plat's text shall also be amended to indicate the dedication of complete access control. However, if the applicant wishes to have one opening on 21st Street North (rather than two as currently shown), an administrative adjustment of the CUP will be necessary.
- G. If this site is intended to have complete access control to 21st Street North, the applicant shall guarantee the closure of the driveway from the site to 21st Street.
- H. On the final plat tracing Tallgrass (street) adjacent to the west line of this plat shall be indicated. The dedication of right-of-way for 21st Street North by separate instrument shall also be indicated with the appropriate recording information depicted.