

March 19, 1987

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

Re: Final Plat S/D 87-19 - HUNTINGTON PLACE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 19, 1987, 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 March 13, 1987.

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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Huntington Corporation, 1125 S. Rock Road, Wichita, KS 67207

FINAL PLAT OF

N.W. Cor., N.E. 1/4
Sec. 18, T. 27, R. 1 W.
6th. P.M.



My Appointment Expires: _____

Ed Resa _____, Deputy

SUBDIVISION REPORT

Final Plat S/D 87-19 - HUNTINGTON PLACE SECOND ADDITION

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- J. On the final plat tracing, the existing utility easement on this property, near the southwesterly line of Reserve A and on lots 10 and 11 of Block 1, shall be indicated. This existing utility easement shall be dimensioned and its perimeter shall be provided with distances and bearings. The subject easement is shown on the approved preliminary plat. The easements recording information shall be referenced.
- K. The final plat tracing shall more clearly label the 20-foot utility easement adjacent to the west lines of lots 1 thru 10 of Block 1. As shown on the final plat, the 10-foot utility easement labeling on lot 1, Block 1, can be misinterpreted to also apply to the 10-foot strip of ground between the west line of the lots and the west line of a 20-foot easement.
- L. At the time the preliminary plat was approved, KG&E requested certain side lot line utility easements. The final plat tracing shall indicate these easements. The easements were marked on the engineer's copy of the approved preliminary plat.
- M. Since a street easement is not being granted by this plat, the platdor's text, on the final plat tracing, shall be amended to delete reference to the granting of this type of easement.
- 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. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-19 Name: HUNTINGTON PLACE SECOND ADDITION

Preliminary Approved: *[Signature]*
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: South of 13th Street North in an area West of Maize Road.
Owner: Huntington Corporation, 1125 S. Rock Rd., Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Rd.,
Wichita, KS 67226

1. Gross Acreage of Plat: 17.45
 2. Number of Lots:
 - Residential: 31
 - Office:
 - Commercial:
 - Industrial:
 - Total: 31
 3. Minimum Lot Area: 12,000 square feet
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-152). This property is planned to be developed with single-family homes.

This plat represents the second final plat of an overall preliminary plat approved on March 27, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets .
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.