

S/D No.: 85-64 Name: MAIZE AVENUE ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: On the northwest corner of Carr and Maize Road.
Owner: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 11.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 176,985 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

- A. As was discussed at the time of preliminary plat approval, "Access control except for one (1) opening" shall be platted to Maize Road across the east line of Lot 2.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall request annexation for that part of Lot 2 which is not within the City of Wichita.
- E. On the final plat tracing, a dimension shall be provided for the floodway from the northeast corner of Lot 2 to the southernmost point of the floodway.
- F. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Scale: 1" = 100'

DO NOT REMOVE

° Iron

RAILROAD

A.T. & S.F.

NE Cor. NE 1/4 Sec. 31-27-1 W

30'

ROAD

Access Control Exc. 2 Openings

Access Control Exc. 3 Openings (BK. 1028, Pg. 520)

Comp. Acc. Cont.

191.70'

80.5'

50°00'E

1131.01'

712.80'

525'

50'

Setback

Bldg.

Util.

35'

411.60'

430'

430'

450'

30' N 89°44'W

411.60'

1027.37'

613.77'

440.81'

N 77°17'E

461.31'

200'

Floodway

Need some complete access control in this area

1

2

MAIZE

CARR

(BK. 1028, Pg. 520)

30' N 89°44'W

450'

430'

30'

Setback

Bldg.

Util.

35'

411.60'

430'

430'

450'

30' N 89°44'W

411.60'

1027.37'

613.77'

440.81'

N 77°17'E

461.31'

200'

Floodway

Need some complete access control in this area

1

2

MAIZE

CARR

(BK. 1028, Pg. 520)

September 5, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: S/D 85-64 - Final Plat of Maize Avenue Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 1985, 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 30, 1985.

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 the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 South Maize Road,
Wichita, KS 67209
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office