

S/D No. 81-97 Name B and F Addition
Date Application Rec'd. 9-4-81 Preliminary Approval _____
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location East side of Clifton Avenue in an area north of 47th St.
South

Owner O. J. Linscott
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks Zip Code 67211 Phone 262-7271

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|--|------------------------------------|
| 1. Gross Acreage of Plat <u>1.25 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>20</u> R/W <u>764.33</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>657.09</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>40,258.2</u> sq. ft. | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>"E"</u> | |
| 6. Proposed Zoning <u>"E"</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____ | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan and state if any drainage guarantees are required by the platting of this property.
- B. The final plat shall indicate "complete access control" to K-15 Highway across the east line of the plat. Appropriate language shall be added to the plat's text.
- C. The applicant shall submit an outside-the-City of Wichita water service application.
- D. The applicant shall submit closure computations with the final plat tracing.
- E. The representative from County Public Works should be prepared to comment on the amount of right-of-way required to be dedicated for Clifton off of this plat.
- F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- G. Since Clifton is classified as a collector, a sidewalk is required adjacent to this plat. The applicant shall submit a guarantee for sidewalk construction.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.