

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-86 Name Flight Training Center Second Addition
 Date Application Rec'd. 10-3-83 Preliminary Approval 10-13-83
 Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location North of Central in an area east of Webb Road

Owner Beech Aircraft Corporation
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>9.5 acres</u>
 2. Number of Lots :
 Residential _____
 Commercial _____
 Industrial <u>4</u>
 Other _____
 Total Number of Lots <u>4</u>
 3. Minimum Lot Frontage <u>111.75 ft.</u>
 4. Minimum Lot Area <u>26,895 sq. ft.</u>
 5. Existing Zoning <u>E</u>
 6. Proposed Zoning <u>E</u></p> | <p>7. Lineal Feet of New Street
 a. <u>20'</u> R/W <u>1230</u> ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>1230</u> ft.
 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u></p> |
|---|--|
9. Is public water available X Yes _____ No, Name City of Wichita
 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
 12. City of Wichita _____ 3-Mile Area X _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: This plat represents the second final plat of an overall preliminary plat reviewed by the Subdivision Committee on February 18, 1982. It supersedes the final plat mailout for the October 13, 1983 agenda.

- A. The representative of the County Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The main issue to be resolved for this final plat is the existence of numerous public utilities under the existing building on proposed Lot 2. At the time of preliminary plat review, the applicant was advised that it was necessary to work out acceptable liability, maintenance and access agreements with the County Counselor's office for the building encroachment over the public utilities. The Committee further required that a final plat for this portion of the property indicate a utility easement to cover the utility lines encroached on by the building. The representative from the County Engineer's office should be prepared to comment on the acceptability of the "Subterranean storm sewer and sanitary sewer easement" indicated on the final plat and on the acceptability of the wording pertaining to this easement in the plat's text.
- C. As required at the time of preliminary plat review, a minimum of 35 feet of half-street right-of-way for Mellor Street needs to be indicated on this final plat. The final plat tracing shall indicate this additional 5 feet of right-of-way.
- D. The applicant shall guarantee the closure or reconstruction of the Hoyt/Central opening and the Hoyt/Mellor opening.
- E. As required at the time of preliminary plat approval, the final plat shall indicate the following building setbacks:
1. 35 feet from Webb;
 2. 35 feet from Central;
 3. 35 feet from Mellor;
 4. 20 feet from Goebel.

(Over)

These building setbacks may be jogged around existing buildings.

- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | | | |
|---|---|-----------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>9.5 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>20'</u> R/W <u>1230</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>4</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>4</u> | TOTAL | <u>1230</u> ft. |
| 3. Minimum Lot Frontage | <u>111.75 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>26,895 sq. ft.</u> | 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 <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained | (where applicable) <u>Yes</u> <u>No</u> | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> <u>Outside of 3-Mile Area</u> | | |

STAFF COMMENTS:

- NOTE: This plat represents the second final plat of an overall preliminary plat reviewed by the Subdivision Committee on February 18, 1982.
- A. The representative of the County Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The main issue to be resolved for this final plat is the existence of numerous public utilities under the existing building on proposed Lot 2. At the time of preliminary plat review, the applicant was advised that it was necessary to work out acceptable liability, maintenance and access agreements with the County Counselor's office for the building encroachment over the public utilities. The Committee further required that a final plat, for this portion of the property, indicate a utility easement to cover the utility lines encroached on by the building. The required easement was to extend 10 feet on either side of the sanitary and storm sewer lines. This easement has not been shown on this final plat. A 30-foot "drainage and utility easement" is shown adjacent to the north lines of Lots 1 and 2. The representative from the County Engineer's Office should be prepared to comment on the acceptability of relocating the utilities into the new utility easement, what guarantees are required and on the continued need for agreements to be worked out with the Counselor's office.
- C. As required at the time of preliminary plat review, a minimum of 35 feet of half-street right-of-way for Mellor Street needs to be indicated on this plat. The final plat tracing shall indicate this additional 5 feet of right-of-way.
- D. The applicant shall guarantee the closure or reconstruction of the Hoyt/Central opening and the Hoyt/Mellor opening.

E. As required at the time of preliminary plat approval, the final plat shall indicate the following building setbacks:

1. 35 feet from Webb;
2. 35 feet from Central;
3. 35 feet from Mellor;
4. 20 feet from Goebel.

These building setbacks may be jogged around existing buildings.

- F. The utility easement on Lots 3 and 4 shall be labeled on the final plat tracing.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.