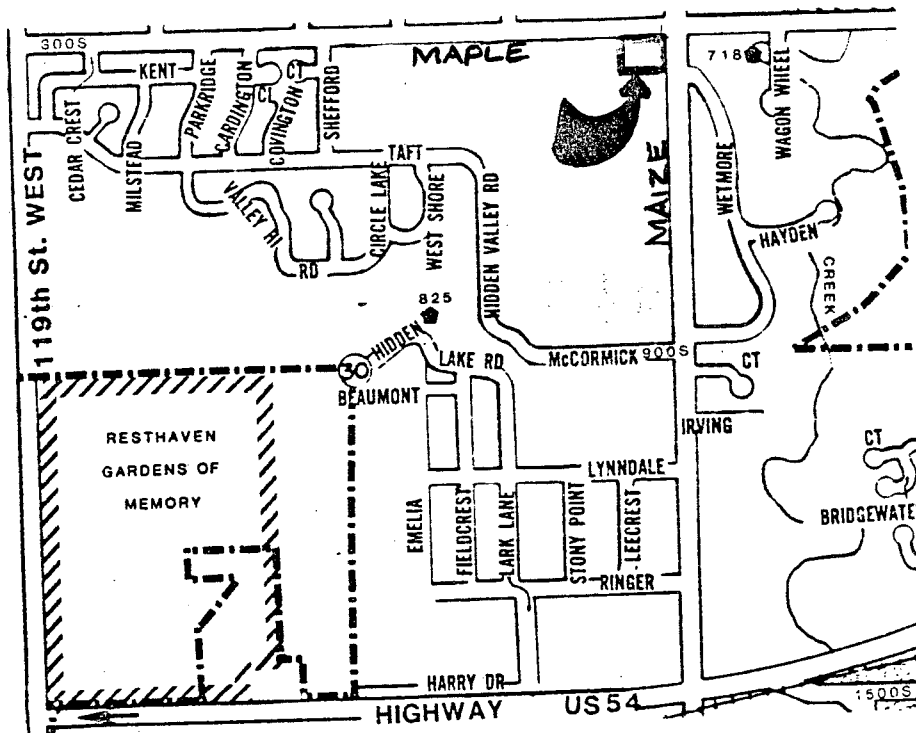


NOVEMBER 19, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-42 - CRAIG ADDITION  
OWNER/APPLICANT: Thomas A. Craig  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: Southwest corner of Maple and Maize Road.  
SITE SIZE: 46,000 Sq. Ft.  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1  
MINIMUM LOT AREA: 30,625 Sq. Ft.  
CURRENT ZONING: "LC"  
PROPOSED ZONING: "LC"

VICINITY MAP:



CRAIG ADDITION

Page 2

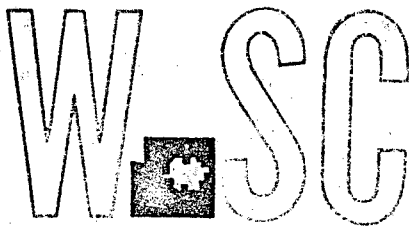
STAFF COMMENTS:

NOTE: This plat was a portion of an overall preliminary plat of Summerfield III approved by the Subdivision Committee on 7/2/87. The property has been sold to a new owner and is no longer under the control of the plat of Summerfield III.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall petition for a free flow right turn lane for the Maple/Maize Road intersection. This petition will be held until it can be combined with future petitions to the west and south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If minimum building pad elevations are required for this plat, the elevation shall be noted on the face of the plat as well as in the plat's text.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and if an easement is needed for sanitary sewer.

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

November 19, 1987

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final Plat S/D 87-110 - CRAIG ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall petition for a free flow right turn lane for the Maple/Maize Road intersection. This petition will be held until it can be combined with future petitions to the west and south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If minimum building pad elevations are required for this plat, the elevation shall be noted on the face of the plat as well as in the plat's text.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-110 - CRAIG ADDITION  
Page 2

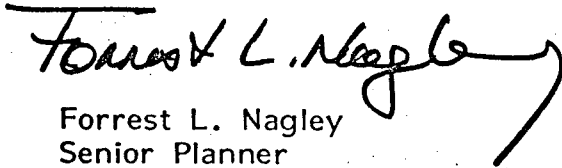
- I. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 23, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Thomas A. Craig, 736 Edgewater, Wichita, KS 67230  
✓ Mike Lindebak, City Engineer

OAK CLIFF ESTATES  
"LC"

NE CORNER  
SEC. 30-27S-1W

27-6  
131-48  
"LC"

38-5

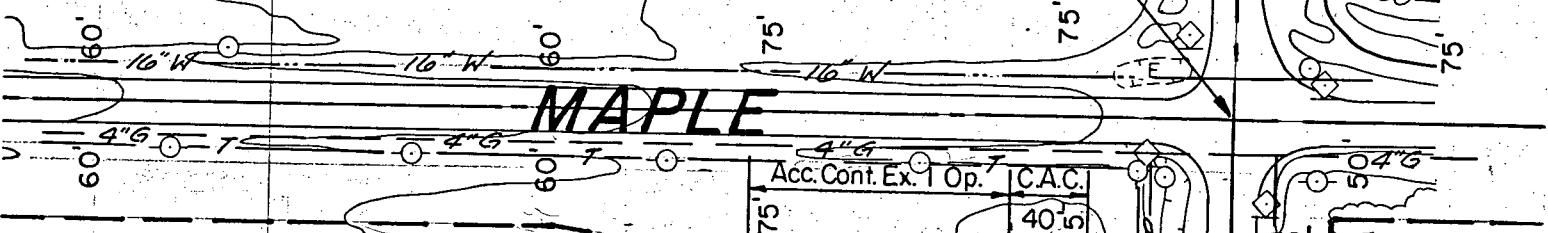
135-2

75'

75'

30'

75'



MAPLE

Acc. Cont. Ex. 1 Op. C.A.C.

75'

40'

75'

75'

175'

75'

50'

4\"/>

135-2

35' B.S.L.

LOT I  
BLOCK I

133-4

35' B.S.L.

175'

175'

75'

40'

Acc. Cont. Ex 1 Op. C.A.C.

75'

4\"/>

136-9



134-9

PROPOSED SUMMERFIELD III  
"LC"

MAIZE ROAD

THE BELL "LC"

1" = 100'

B.M. Std. disc 43.5 ft. South &  
52.7 ft. East of Intersection of  
Centerlines of Maize Rd w/  
Maple Elev = 133.195 City Datum

139-1

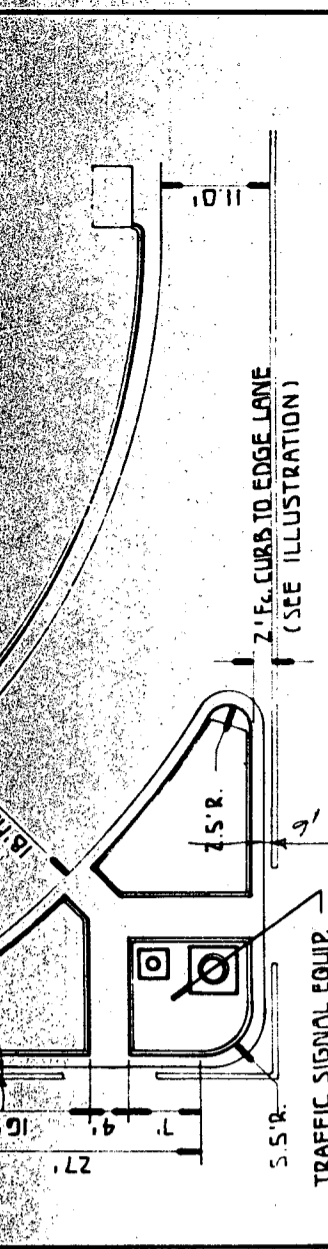
SKETCH PLAT

**CRAIG ADDITION**

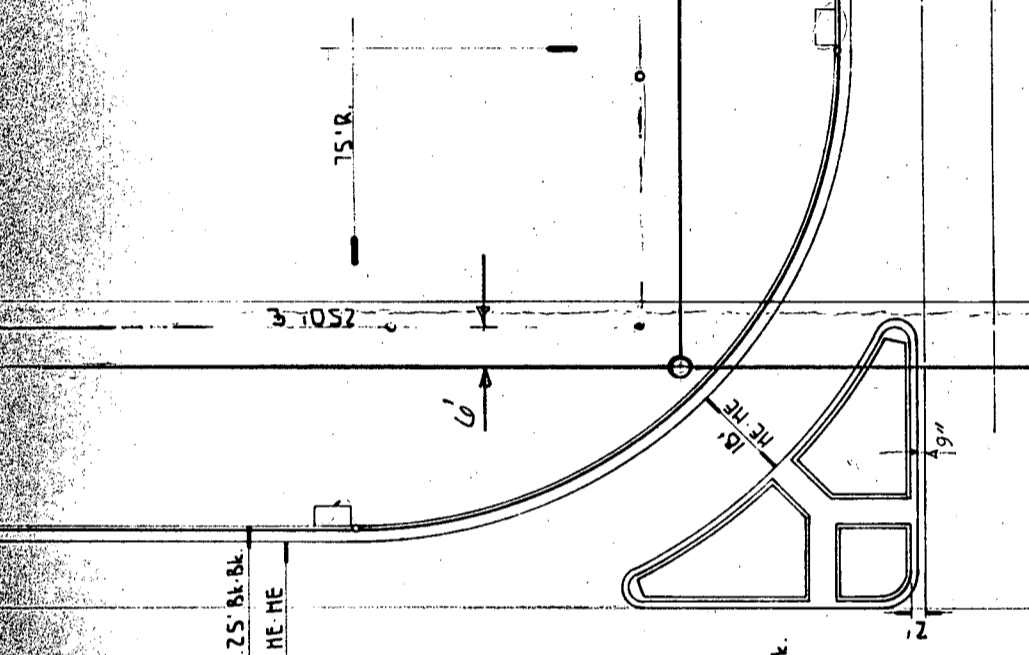
OWNER • THOMAS A. CRAIG  
736 EDGEWATER WICHITA, KS. 67230

ENGINEER • PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
1440 E. ENGLISH WICHITA, KS. 67211

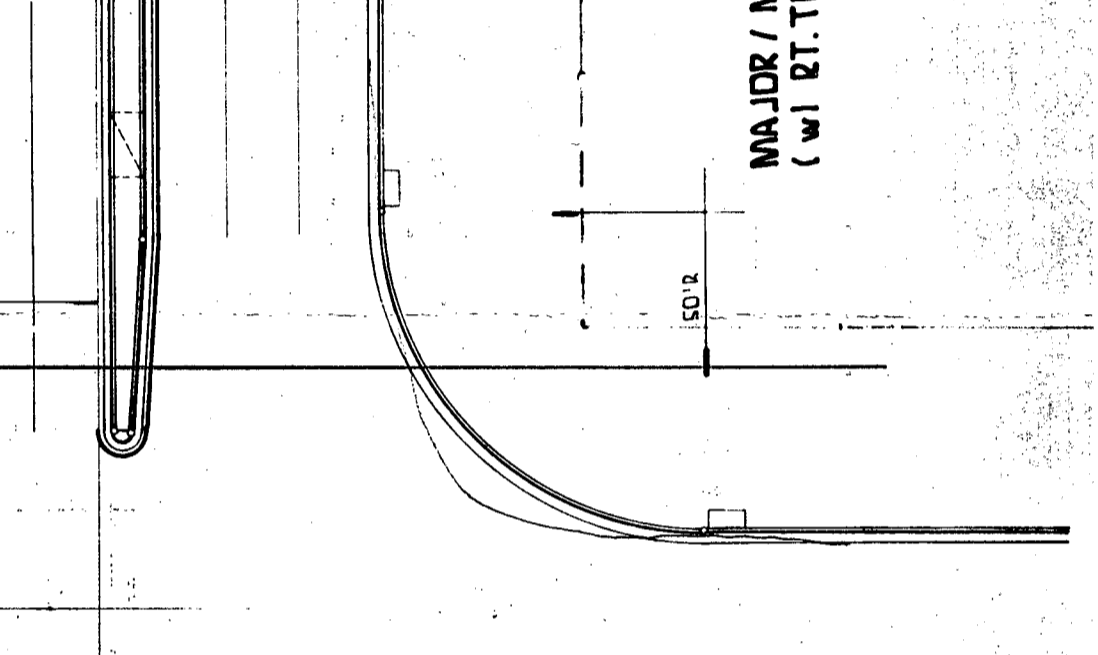
**RIGHT-TURN LANE / ISLAND DETAIL**



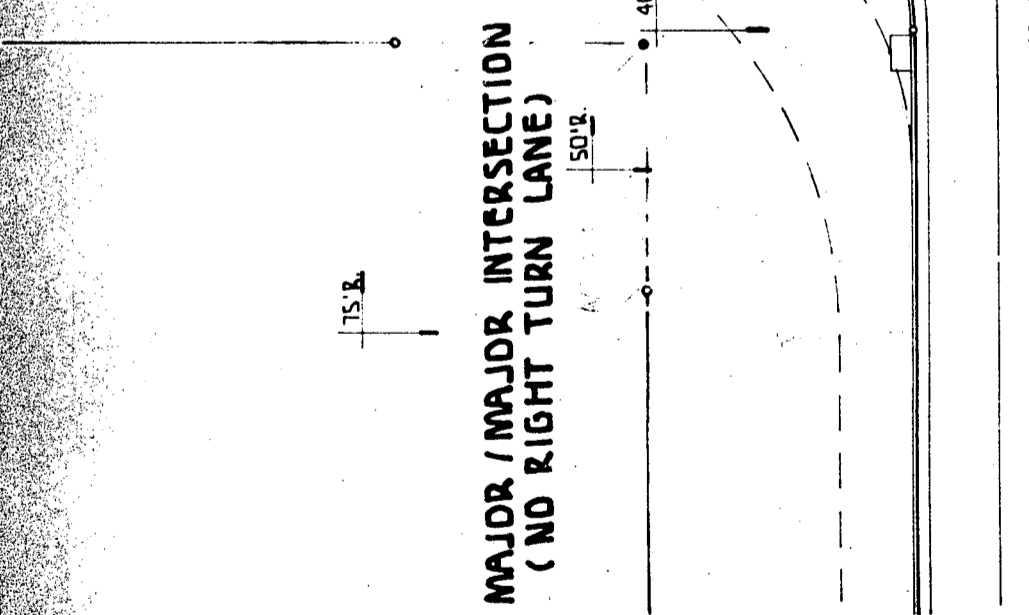
**MAJOR / MAJOR INTERSECTION (w/ RT TURN LANE / ISLAND)**



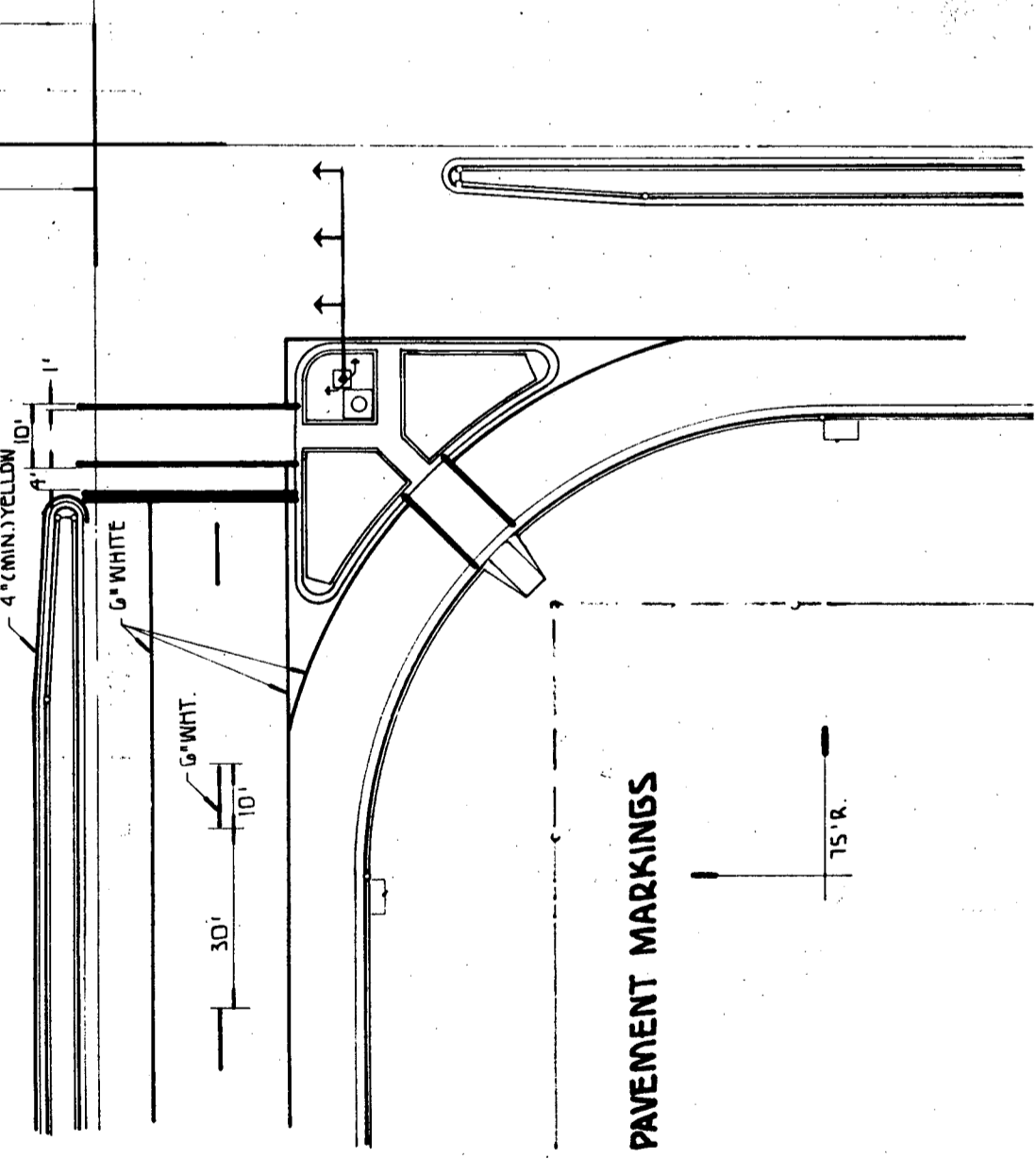
**MAJOR / MAJOR INTERSECTION (w/ RT TURN LANE / NO ISLAND)**



**MAJOR / MAJOR INTERSECTION (NO RIGHT TURN LANE)**



**PAVEMENT MARKINGS**



P. 683 # 4

60' (TYP.)

2' BK. BK.

35' BK. BK.

50' MIN. TRANS.

10'

37.25' BK. BK.

33' HE. HE

48.25' BK. BK.

37.25' BK. BK.

33' HE. HE

48.25

85.5

37.25

13.5

12.75

13.5

11.0

12.75

100' TAPER