

S/D No. 83-9 Name Corporate Airpark Addition
Date Application Rec'd. 2-18-83 Preliminary Approval _____
Scheduled S/D Meeting 3-3-83

DESCRIPTION

General Location West side of Webb Road, 1/2 mile north of 29th St. North

Owner Feathers, a partnership
Surveyor/Engineer Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., Suite 130 Zip Code 67206 Phone 682-6561
Wichita, Ks.

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>4</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>417</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>3.4 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2305)</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> No _____ | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2305) requesting "AA" to "LC" has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The wording of the access control indicated on the face of the plat shall be revised to read: "Access control except for two openings."
- C. The applicant shall guarantee the extension of City water to serve this lot. The water main will need to be extended in Webb Road from 34th Street.
- D. The utility company representatives should be prepared to state if any utility easements are required.
- E. The 25-foot easements for Rural Water District No. 1 and for Cities Service Gas Company will be entirely within street right-of-way. The applicant shall provide proof, by copy of the easement agreements or letters from the respective companies, that the easements as shown are adequate in width and that the proposed setback line is sufficient. Any reconstruction, relocation or encasement of the water or gas lines necessitated by development of this property will be without cost to the City or County.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-9 Name Corporate Airpark Addition
Date Application Rec'd. 2-18-83 Preliminary Approval 3-3-83
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location West side of Webb Road, 1/2 mile north of 29th St. North

Owner Feathers, a partnership
Surveyor/Engineer Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., Suite 130, Wichita, Kansas Zip Code 67206 Phone 682-6561

- | | |
|--------------------------------------|---|
| 1. Gross Acreage of Plat <u>4</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>417</u> | 8. Sidewalk adjacent to all streets <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>3.4 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC(Z-2305)</u> | |

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 X 3-Mile Area Outside of 3-Mile Area

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan. A drainage concept has been approved subject to obtaining an off-site drainage easement to the south.
- B. The applicant shall guarantee the extension of City water to serve this lot. The water main will need to be extended in Webb Road from 34th street.
- C. The 25-foot easements for Rural Water District No. 1 and for Cities Service Gas Company will be entirely within street right-of-way. The applicant shall provide proof, by copy of the easement agreements or letters from the respective companies, that the easements as shown are adequate in width and that the proposed setback line is sufficient. Any reconstruction, relocation or encasement of the water or gas lines necessitated by development of this property will be without cost to the City or County.
- D. On the final plat tracing, the recording data for the Cities Services easement and the recording data for the Rural Water District easement shall be indicated.
- E. The engineer's and plattor's certificates indicate that the 60 feet of right-of-way for Webb Road adjacent to this lot is being dedicated by this plat. The final plat tracing shall delineate this clearly. Irons shall be set as required by the Subdivision Regulations and shall be indicated on the final plat tracing.
- F. The applicant shall submit an avigational easement and restrictive noise covenant assuring that adequate construction methods will be utilized to reduce the noise level within habitable structures.

(Over)

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Recording of the final plat within 30 days after approval by the Board of City Commissioners.