

D No. 81-123 Name DeWitt 4th Addition
Date Application Rec'd. 11-13-81 Preliminary Approval _____
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location South side of Pawnee Avenue in an area east of West Street

Owner Dolese Bros Co c/o Don Bottenberg, Agent
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

Gross Acreage of Plat 2.21 ac.
Number of Lots :
Residential _____
Commercial _____
Industrial 1
Other _____
Total Number of Lots 1
Minimum Lot Frontage 266.43 ft.
Minimum Lot Area 82,522 sq. ft.
Existing Zoning E
Proposed Zoning E

7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 0 ft.
8. Sidewalk adjacent to all streets _____ yes X no

Is public water available X Yes _____ No, Name City of Wichita
Is sanitary sewer available X Yes _____ No, Name City of Wichita
Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
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 drainage plan and state if any drainage improvements need to be guaranteed with this plat.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

The Traffic Engineer's standard for access control to a major street, which crosses a railroad track, is 200 feet of "complete access control" measured back from the center of the tracks. With this standard in mind, the final plat tracing shall indicate "complete access control" across the east 143 feet of the lots' frontage on Pawnee. The remaining frontage on Pawnee shall be labeled "access control except for 1 opening". Appropriate wording shall be added to the platting's text.

The applicant shall guarantee the closure of the existing curb cut lying within the area to be granted as "complete access control."

If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Closure computations shall be submitted with the final plat tracing.

Recording of the plat within 30 days after approval by the Board of City Commissioners.

This plat is 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 other various improvements, or discuss the feasibility of the applicant extending and/or installing same.