

S/D No.: 87-20 Name: KEELER INDUSTRIAL TRACTS

Preliminary Approved: _____
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: On the east side of Clifton in an area north of 47th Street South.

Owner: Richard T. Hardison and the Walt Keeler Company, Inc., 5944 Jones, Lot 16, Wichita, KS 67217

Surveyor/Engineer: Reiss & Goodness Engineers, 2160 W. 21st Street North, Wichita, KS 67203

1. Gross Acreage of Plat: 11.84
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 6
 - Total: 6
3. Minimum Lot Area: 55,000 square feet
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, appropriate reference to the establishment of the 20-foot wide Railroad Spur Easement, shall be made in the plat's text.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. The final plat shall indicate the platting of a 35-foot wide building setback from Clifton on lots 1, 2, 3, 5, and 6. A setback is not proposed to be platted on lot 4 because of the applicant's pending County BZA case to vary the 35-foot building setback required by the County zoning resolution.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. 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.
- K. 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.

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- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. The representative from the Bureau of Public Services should be prepared to comment on the condition of the paving existing on adjacent Clifton.

S/D No.: 87-20 Name: KEELER INDUSTRIAL TRACTS

Preliminary Approved: 3/12/87
Scheduled S/D Meeting: 4/9/87

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- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat tracing shall indicate the amounts of half-street rights-of-way adjacent to this plat along Clifton Avenue as well as the amount of any additional rights-of-way being dedicated by this plat. The centerline of Clifton Avenue shall also be shown and labeled.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- J. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 - 1. Tom Scott - Chairman
 - 2. Mark F. Schroeder - Pro-tem Chairman
 - 3. David Bayouth - Commissioner
 - 4. Bernard A. Hentzen - Commissioner
 - 5. Billy Q. McCray - Commissioner

- K. The platlor's text shall be amended to state that the location of the permitted openings to Clifton "shall be determined by the appropriate engineer."
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.