

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D NO. 79-17 Name Fantasea
Date Application Rec'd. 2-12-79 Preliminary Approval 2-22-79
Scheduled S/D Meeting 4-19-79

DESCRIPTION

General Location North of 32nd St. North, in an area east of WoodlawnOwner Wichita Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings, 260 N. Rock Road
Address Suite 250, Wichita, Ks. Phone 686-7303

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|---|---|
| 1. Gross Acreage of Plat <u>34.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>680</u> ft. |
| Residential <u>1</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>2</u> | TOTAL <u>680</u> ft. |
| 3. Minimum Lot Frontage <u>325</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5.9 acres</u> 6.7 | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>C and R-5 with C.U.P.</u> | |
| 6. Proposed Zoning <u> </u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The lot labeled as a "reserve and floodway" on the plat should be labeled as a Reserve. The use of the reserve for floodway drainage, etc., is spelled out in the plat's text. The floodway notation should be referenced on the Reserve with arrows.
- B. The mayor's name shall be changed to read: Tony Casado.
- C. The applicant shall guarantee the construction of an accel-decel lane and major entrance on Woodlawn.
- D. Approval of the plat is subject to the approval by the City Engineer's office of the submitted drainage plan for subject property.
- E. Complete access control adjacent to 32nd Street, shall be indicated on Lot 1 and with the appropriate wording in the plat's text. Access control except for one opening adjacent to Woodlawn shall be indicated on Lot 1. Access control except for two openings adjacent to 32nd Street shall be indicated on Lot 2.
- F. The applicant shall contact the Gas Service Company relative to some easements needed on the plat.
- G. The applicant shall contact the Water Department regarding the location of an existing water line on subject property.
- H. The applicant shall guarantee all drainage improvements required by the plat.
- I. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- J. The applicant shall guarantee the extension of City water to serve subject property.

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(Over)

- K. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- L. A sidewalk is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.