

S/D No.: 86-14 Name: GRAY'S FIRST ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: At the northwest corner of Hoover & MacArthur Road.
Owner: Billy Gray, 204 Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 6.28
 2. Number of Lots:
 - Residential: 18
 - Office:
 - Commercial:
 - Industrial:
 - Total: 18
 3. Minimum Lot Area:
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0560), requesting "LC" Light Commercial to "AA" One-family dwelling was approved by the MAPC on April 17, 1986. It is scheduled for Board of County Commission on May 14, 1986.

- 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. The applicant shall guarantee the paving of Gilda Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- G. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. On the final plat tracing, appropriate reference to the granting of the "maintenance and access easement" shall be made in the plat's text.
- J. On the final plat tracing, the centerline of adjacent MacArthur Road shall be labeled.
- K. Approval of this case is subject to approval of the applicant's associated zone case.
- L. The final plat tracing shall indicate the various names needed to complete approval signature blocks.

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- 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.
- P. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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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. The applicant shall guarantee the paving of Gilda Circle.
- 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. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- H. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- I. The final plat shall indicate the recording information for the ARKLA Gas Pipeline Easement on this property.
- J. The applicant shall provide proof, by letter from the ARKLA Gase Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- L. On the final plat, appropriate reference to the granting of the "maintenance and access easement" shall be made in the plattor's text.
- M. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.

- N. Since this property is being platted for the development of residential uses, the applicant shall file, and gain approval for, a County zone case requesting "LC" to "AA" zoning. This required down-zoning case shall be approved by the County Commissioners prior to filing a final plat.
- O. This preliminary plat, depicting residential lots, is approved subject to approval of the applicant's required down-zoning case.
- P. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- T. The representative from the County Engineer's office should be prepared to advise if additional street right-of-way is required off of Lot 18 for the major street intersection of Hoover and MacArthur Road.