

S/D No. 81-109 Name Hecox 2nd Addition
Date Application Rec'd. 10-2-81 Preliminary Approval _____
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location South side of Central Ave., in an area west of Sheridan

Owner Haynes and Hecox, Inc., c/o Dale Hecox, President
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|---|---|
| 1. Gross Acreage of Plat <u>0.62 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>25</u> R/W <u>180</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>90</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>11,250 sq. ft.</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</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> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- B. The final plat tracing shall indicate complete access control to Central Avenue except for a 30-foot wide joint access centered on the common lot line. A 30-foot wide joint access easement shall also be indicated on the final plat tracing. This joint access easement should extend south into the site at least as far as the 35-foot building setback. A legal document shall be prepared which sets forth the construction and maintenance responsibilities as well as the privileges for the use of the joint drive. After approval by the Planning Department, the document shall be recorded and the recording data shown on the face of the plat.
- C. The applicant or his representative should come prepared to discuss surrounding ownerships in order to determine if the remaining portion of Lot 2, Knight Acres will have access to a public street.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots. As indicated on the sketch plat, this will require the obtaining of an off-site utility easement by separate instrument.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been 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 and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.