

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-24 Name Maxwell Addition
Date Application Rec'd. 4-30-82 Preliminary Approval _____
Scheduled S/D Meeting 5-27-82

DESCRIPTION

General Location West of Webb Road in an area south of Douglas.

Owner Phil Ruffin (Attention: Gary Snyder)
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English, Wichita, KS. Zip Code 67211 Phone 263-1107

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>57.8</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>1</u> | b. _____ R/W _____ ft. | |
| Commercial | <u>4</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>2 - office</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>7</u> | TOTAL <u>-0-</u> New _____ ft. | |
| 3. Minimum Lot Frontage | <u>280 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>4.1 acres</u> | | |
| 5. Existing Zoning | <u>"AA"</u> | | |
| 6. Proposed Zoning | <u>"AA", "BB" and "LC" (Z-2388) (DP-116)</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) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- Note: Associated cases include Z-2388 "AA" to "AA", "BB" and "LC" and DP-116, "Maxwell's Community Unit Plan." Lots 1, 2, 3, and 5 are proposed for "LC"; Lots 4 and 6 are proposed "BB"; and Lot 7 is to remain "AA". The various access control as requested by adjacent neighborhoods and made conditions of C.U.P. approved by the City Commission, have been agreed to by the applicant and are shown on the preliminary plat.
- A. One of the major items discussed at the C.U.P. hearings was the Webb Road improvements which would be required to handle a development of this magnitude. The current proposal is for Webb to be improved (4 lane, curb and gutter) from Central to Kellogg as a joint City-County project. The decel lane plus the necessary channlization and signalization adjacent to this plat are to be paid for by the developer. Guarantees for these improvements, as well as for the two major entrances on Webb Road, shall be submitted prior to the final plat being forwarded to the City Commission for review.
- B. A 30-foot ingress-egress easement is proposed as the only access for Lots 5, 6, and 7. This easement may also be used by Lots 3 and 4. An access and maintenance agreement providing for all five of these lots to use and maintain this easement shall be submitted for recording. The agreement shall also provide for the initial construction of the access road to any one of the lots prior to development of that lot. All costs of the access road, including the bridge over the floodway, will be at the developers' expense.
- C. The drainage concept which has been submitted for this property provides for the difference between the pre-development and post-development 100-year storm water discharge to be detained in detention ponds on the site. Final drainage plans shall be submitted with the final plat. Any drainage improvements required by the approved drainage plan shall be guaranteed by the applicant.

(Over)

- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. If improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted for recording.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 82-24 Name Maxwell Addition
Date Application Rec'd. 4-30-82 Preliminary Approval 5-27-82
Scheduled S/D Meeting 7-8-82

DESCRIPTION

General Location West of Webb Road in an area south of Douglas

Owner Phil Ruffin
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>8.6</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>1 - Office</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>280</u> ft. | 8. Sidewalk adjacent to all streets <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>8.6</u> acres | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"BB" (Z-2388) (DP-116)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: An overall preliminary plat for this area was approved in May of 1982. This final plat represents Lot 4 of that overall preliminary plat.

- A. The representative from the City Engineer's office should be prepared to comment on 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.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- D. Since the only point of access to this proposed lot is by way of an off-site "ingress/egress, drainage and utility easement," it is necessary for that easement to be established by separate instrument prior to the recording of this plat. A draft of this document shall be submitted to the Planning Department for review and approval. Said document shall clearly set forth the beneficiaries of the easement and must outline the maintenance and construction responsibilities of each. The access agreement portion of the text shall provide for the initial construction of the access road to any one of the benefiting properties prior to development of that property. After Planning Department approval of the separate instrument, it will need to be recorded so appropriate recording data may be shown on the final plat tracing. A copy of the recorded document shall be provided to the Planning Department.
- E. The applicant shall guarantee construction of a major entrance to Webb Road from the ingress/egress easement, including the associated accel-decel lanes on Webb Road. If the Webb Road improvements have not been made prior to occupancy of this site, a temporary decel lane will be required.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. The standard avigational easement and associated restrictive covenant shall be submitted for this property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.