

S/D No. 83-52 Name McDonald's First Addition
Date Application Rec'd. 6-10-83 Preliminary Approval _____
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location Northwest corner of Kellogg Drive & Heather Road

Owner McDonald's Corporation, c/o Jan Harper
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>1.00</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>135 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>43,100 sq. ft.</u> | streets <u>x</u> yes <u>X</u> no |
| 5. Existing Zoning <u>LC</u> | Heather / Kellogg /Dr. |
| 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) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative of City Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall indicate existing Kellogg Drive right-of-way adjacent to this plat as well as existing half-street right-of-way for U.S. 54 (Kellogg Street).
- C. As can be noted on the plat, a 10-foot contingent dedication for Kellogg Drive is proposed. This contingency is proposed in order to avoid having to remove existing signs from the future street right-of-way. Staff recommends that the street right-of-way be dedicated outright and that the owner make application to the Engineering Department for a minor street privilege so the signs may remain as they are.
- D. This sketch plat which accompanies this final plat indicates a 25-foot wide ingress and egress easement on the east 125 feet of the north 25 feet of this proposed lot. The access easement is not indicated on the face of the final plat. The applicant or his agent shall be prepared to comment on the access easement and state what property it benefits. It is noted that parking spaces are shown just west of this easement.
- E. As can be noted on the sketch plat, a refrigeration unit has been placed over the 10-foot north/south utility easement on this property. The applicant shall remove this encroachment from the easement or shall submit a document for recording which acknowledges the lot owner's obligation to remove the structure if the City or any utility company ever needs to use the easement for maintenance or construction of public utilities.
- F. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.

- G. In accordance with the sidewalk ordinance, a sidewalk is required adjacent to the north side of Kellogg Drive. The applicant shall submit a sidewalk certificate which states that a sidewalk will be installed at such time as a building permit is issued for this lot.
- 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.

NOTE:

This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.