Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITT
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-20 Name Venture Park
Date Application Rec'd. 2-17-84 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location East of Rock Road, 1/4 mile south of Central

Owner Frank L. Carney
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 1.66
2. Number of Lots :
   Residential _____
   Commercial 1
   Industrial _____
   Other _____
   Total Number of Lots 1
3. Minimum Lot Frontage 200 ft.
4. Minimum Lot Area 1.66 acres
5. Existing Zoning AA
6. Proposed Zoning LC (Z-2585)
7. Lineal Feet of New Street
   a. _____ R/W _____ ft.
   b. _____ R/W _____ ft.
   c. _____ R/W _____ ft.
   d. _____ R/W _____ ft.
   e. _____ R/W _____ ft.
   TOTAL None ft.
8. Sidewalk adjacent to all streets X yes ___ no

9. Is public water available X Yes ___ No, Name City of Wichita
10. Is sanitary sewer available X Yes ___ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) ___ Yes ___ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area ___

STAFF COMMENTS:

City approval N/A
Utility plans
to be submitted

Note: Two recent vacation cases (V-1182 and V-1183) have been approved on this property. V-1182 vacated the dedicated drainage right-of-way and caused the establishment of the drainage and surface drainage easements shown on the plat. V-1183 vacated a sanitary sewer easement and caused the granting of a substitute east/west sanitary sewer easement shown on this plat. An agreement between the City and the applicant exists which provides for building construction over the 54-foot wide drainage easement. A guarantee has also been obtained for the necessary drainage and sanitary sewer reconstruction.

X A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.

X B. The applicant has filed an associated zone case (Z-2585) requesting light commercial zoning. This case will be considered by the Planning Commission on March 22, 1984. Approval of this final plat should be subject to approval of the applicant's associated zone case.

X C. The applicant shall submit the standard avigational easement and restrictive covenant for this property.

X D. Closure computations shall be submitted with the final plat tracing.

X E. 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.

T9-303