

S/D NO. 81-43 Name Twin Oaks Addition
Date Application Rec'd. 4-17-81 Preliminary Approval _____
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location Between 2nd and 3rd in an area west of Knight

Owner Peter G. Pankratz
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>2.94 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>193</u> ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>193</u> ft. |
| 3. Minimum Lot Frontage <u>193</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>120,258 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"R-5" (Z-2333)</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2333) requesting "AA" to "R-5" is scheduled for review by the Board of City Commissioners on 5-5-81.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. Since 2nd Street is classified as a collector street, the City sidewalk ordinance requires that the applicant submit a notarized sidewalk certificate which states that a sidewalk will be constructed on 2nd Street at the time of lot development.
- C. A requirement of the associated zone case is the platting of "complete access control" from this property to 3rd Street. This zone case requirement has been indicated on this final plat. The attorney for the opposition requested that access to 2nd Street not be adjacent to the east property line. The Committee may desire to require access control to 2nd Street except for the west 30 feet.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is 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.