

S/D No. 81-111 Name J. W. Russell First Addition
Date Application Rec'd. 10-14-81 Preliminary Approval _____
Scheduled S/D Meeting 10-29-81

DESCRIPTION

General Location West side of Maize in an area south of Central

Owner Jay W. Russell and Pam E. Russell
Surveyor/Engineer Donald C. Armstrong, R.L.S.
Address 1318 Laura, Wichita, Ks. Zip Code 67211 Phone 263-0082

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| 1. Gross Acreage of Plat <u>1.52 acres</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>200</u> | 8. Sidewalk adjacent to all streets _____ yes <u>x</u> no |
| 4. Minimum Lot Area <u>1.52 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C (Z-2384)</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 from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan and state what minimum pad elevation will be required.
- B. The final plat tracing shall indicate a floodway instead of a drainage easement. The plattor's text shall be amended to read: "The floodway shall be the responsibility of the lot owner until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control office or their successors of office."
- C. The final plat tracing shall indicate overall dimensions for the north and south lines of this plat. The applicant's surveyor shall be prepared to explain the significance of the irons which are 25 to 35 feet east of the centerline of the creek.
- D. The applicant and City Engineering shall be prepared to discuss how much right-of-way presently exists for Maize Road adjacent to this plat. If 60 feet of right-of-way exists, the representative from the City Engineer's office should be prepared to discuss the possibility of vacating 10 feet of the right-of-way to meet the 50-foot half street right-of-way standard for an arterial street. If less than 50 feet exists, the difference needs to be dedicated as part of this plat.
- E. The final plat tracing shall indicate "access control except for 1 opening" across the east line of this plat to Maize Road. Appropriate language shall be added to the plattor's text.
- F. The applicant shall submit an avigational easement covering all of subject plat and a 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. A lot number shall be shown on the final plat tracing.
- H. Approval of this plat shall be subject to approval of the applicant's associated zone case.
- I. Closure computations shall be submitted with the final plat tracing.
- J. 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.