

S/D No.: 85-64 Name: MAIZE AVENUE ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: On the northwest corner of Carr and Maize Road.
Owner: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 11.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 176,985 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
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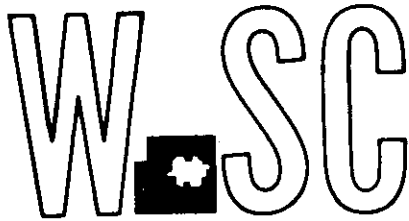
STAFF COMMENTS:

- A. As was discussed at the time of preliminary plat approval, "Access control except for one (1) opening" shall be platted to Maize Road across the east line of Lot 2.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall request annexation for that part of Lot 2 which is not within the City of Wichita.
- E. On the final plat tracing, a dimension shall be provided for the floodway from the northeast corner of Lot 2 to the southernmost point of the floodway.
- F. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates Sth. Item C. Existing 8" main in Panderose joins B. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~See~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Carr) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 13th and Cedar Park (W. of 119th).

- 10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
- 11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plat north of the existing hydrant. No water main in Newell.
- 12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
- 13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
- 14. A.T. & SF RR Street R/W Dedication. No water problems.
- 15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
- 16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
- 17. Hamel & Rew Land Company. Utility Esmt. No water problem.
- 18. Woodlawn Development Co. Utility Esmt. No water problem.
- 19. Other Matters.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



August 30, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: S/D 85-64 - Final Plat of Maize Avenue Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat tracing shall provide for two (2) access points to Maize Road across the east line of Lot 1. "Complete access control" shall be indicated along Lot 1's frontage which is across from Merton Street to the east.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall request annexation for that part of Lot 2 which is not within the City of Wichita.
- E. On the final plat tracing, a dimension shall be provided for the floodway from the northeast corner of Lot 2 to the southernmost point of the floodway.
- F. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- G. The applicant shall meet with the City Engineer regarding the need for the final plat tracing to indicate a 20-foot utility easement centered on the lot line common to Lots 1 and 2.
- H. Perimeter closure computations shall be submitted with the final plat tracing.

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Baughman Company, P.A.
Re: S/D 85-64 - Final Plat of Maize Avenue Addition
August 30, 1985
Page 2

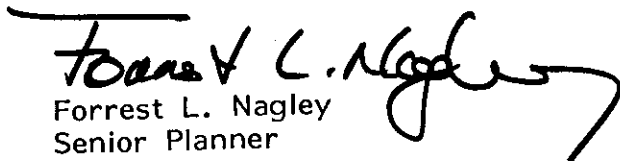
1. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

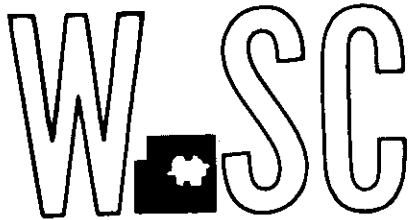

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 South Maize Road,
Wichita, KS 67209
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

WICHITA—SEDGWICK COUNTY



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September 5, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: S/D 85-64 - Final Plat of Maize Avenue Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 30, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

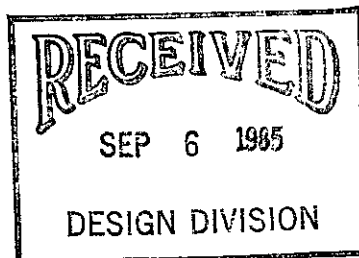
Please call if you have any questions.

Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh



cc: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 South Maize Road,
Wichita, KS 67209

✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

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THE CITY OF WICHITA
OFFICE OF MAPD-DESIGN

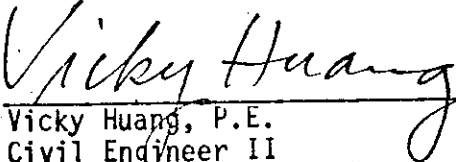
DATE August 28, 1986

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Final Plat of Maize Ave.
Addition

1. The platting requirement for extending sanitary sewer as stated in Item B of your letter of August 30, 1985, has been satisfied.
2. Item G of your letter of August 30, 1985, may be deleted since an acceptable alternate easement has been provided on the final plat tracing.


Vicky Huang, P.E.
Civil Engineer II

VH:gf

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