

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

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

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.

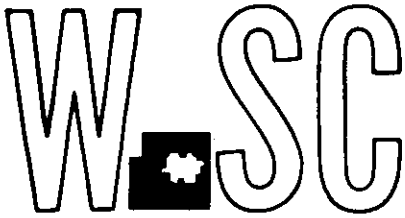
1.    Gross Acreage of Plat:    11.1 Acres
2.    Number of Lots:  
      Residential:  
      Office:  
      Commercial:  
      Industrial:            2  
      Total:                 2
3.    Minimum Lot Area:       176,985 Sq. Ft.
4.    Existing Zoning:        "E"
5.    Proposed Zoning:        "E"

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STAFF COMMENTS:

- A.    The final plat shall indicate the following access controls:
  1.    "Complete access control" to Maize, across the east line of Lot 2, from a point 150 feet south of the center of the adjacent railroad track.
  2.    "Access control except for three (3) openings" to Maize across Lot 2's remaining frontage to Maize.
  3.    "Complete access control" to Maize, across the east line of Lot 1.    *1 pt. of Access*
- B.    The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets (Maize and Carr). Required off-street parking may be constructed within this setback since the property is zoned for industrial purposes.
- C.    The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D.    The applicant shall guarantee any drainage improvements required by the platting of this property.
- E.    If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F.    The final plat shall reference a tie to a previously platted lot corner or section corner.
- G.    The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H.    Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I.    The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 16, 1985

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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 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:

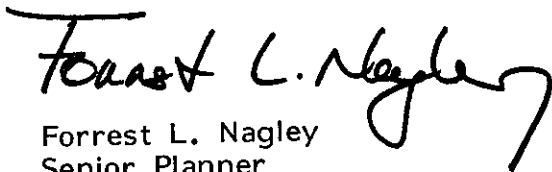
- C  
O  
P  
Y
- A. The final plat shall indicate the following access controls:
    1. "Complete access control" to Maize, across the east line of Lot 2, from a point 150 feet south of the center of the adjacent railroad track.
    2. "Access control except for three (3) openings" to Maize across Lot 2's remaining frontage to Maize.
    3. "Access control except for one (1) opening" to Maize, across the east line of Lot 1.
  - B. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets (Maize and Carr). Required off-street parking may be constructed within this setback since the property is zoned for industrial purposes.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company, P.A.  
Re: S/D 85-64 - Preliminary Plat of Maize Avenue Addition  
August 16, 1985  
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- E. The final plat shall reference a tie to a previously platted lot corner or section corner.
- F. The applicant shall request annexation for that part of Lot 2 which is not within the City of Wichita.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files.  
If you should have any questions, 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