

S/D No. 81-86 Name Eureka Addition
Date Application Rec'd. 8-7-81 Preliminary Approval _____
Scheduled S/D Meeting 8-20-81

DESCRIPTION

General Location Southwest corner of Taft and West Street

Owner Slawson Investment Corporation (Ron Harnden)
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat <u>5.0+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>4</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>-0-</u> New _____ ft. |
| 3. Minimum Lot Frontage <u>146</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>30,000 sq. ft.</u> | streets _____ yes _____ no |
| 5. Existing Zoning <u>"F"</u> | |
| 6. Proposed Zoning <u>"F"</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) <u>N/A</u> 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 applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated on the preliminary plat, the applicant is proposing to create two joint access points to West Street. With this in mind, the applicant shall grant two access easements by separate instrument. These instruments shall be drafted and submitted to the Planning Department for review and approval. The access easements shall extend into the lots at least as far as the building setback line. After Planning Department approval, the documents will be returned to the applicant so they may be recorded and the recording data indicated on the final plat tracing.
- F. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on the south side of Taft whenever development occurs on Lots 1 and 4.
- 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).

S/D No. 81-86 Name Eureka Addition
Date Application Rec'd. 8-7-81 Preliminary Approval 8-20-81
Scheduled S/D Meeting 10-1-81

DESCRIPTION

General Location Southwest corner of Taft and West Street

Owner Slawson Investment Corporation (Ron Harnden)
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>5.04±</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> 3 | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>-0-</u> New <u> </u> ft. |
| 3. Minimum Lot Frontage <u>202</u> feet | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>42,380</u> sq. ft. | streets <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>"E"</u> | |
| 6. Proposed Zoning <u>"E"</u> | |
| 9. Is public water available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>x</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- B. The applicant shall guarantee extension of water to serve Lot 3.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the preliminary plat hearing, the planning staff asked for a sidewalk guarantee on Taft based on the commercial use of the property. The Subdivision Committee recommended a waiver of the sidewalk requirement.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.