

September 9, 1993

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- K. 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.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT

(Final Plat Approved 9/2/93, Preliminary Plat approved 6/24/93)

CASE NUMBER: S/D 93-39 - MAIZE AVENUE 2ND ADDITION

OWNER/APPLICANT: Precision Pattern, Inc. and Maize Ave., Inc., Attn: H. Russell Bomhoff, 1643 S. Maize Road, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Maize Road and south of Kellogg

SITE SIZE: 16 Acres

NUMBER OF LOTS

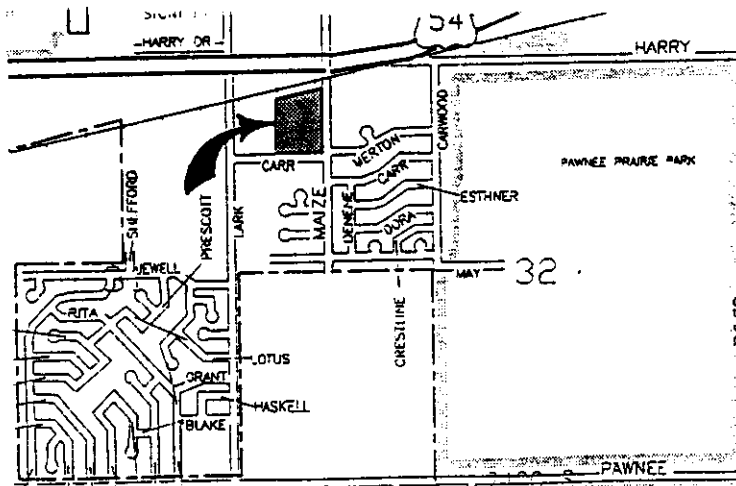
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 2.12 Acres

CURRENT ZONING: "AA" (Approximately west 22' appears to be still "AA"); and "E"

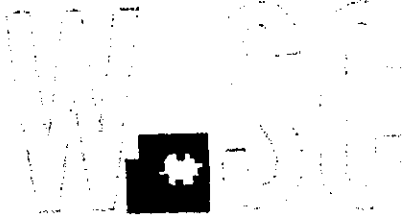
PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage plan, a cross-lot drainage agreement will also need to be submitted for this plat's lots.
- D. The applicant shall guarantee the paving of Carr Avenue along the entire south line of this plat and Maize Road adjacent to the east line. The applicant should meet with City Engineering to determine how these guarantees can be structured in terms of benefit districts and time periods for implementing.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The preliminary plat was approved with the requirement that access to Maize Road be limited to the present number of existing (actual) openings (5) from the adjacent lots. The final plat tracing shall be amended to indicate no more than four (5) openings to Maize Road, (two from the southern lot and three for the northern lot).
- G. On the final plat tracing, the plattor's text shall reference the standard floodway language.
- H. If any drainage from this site is directed to the railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. Since this plat is indicating the dedication of street right-of-way for Carr Avenue, this dedication shall also be noted in the plattor's text.
- J. As indicated by the platting binder substantial property taxes are due for this site. This plat will not be released for recording until proof is provided that such taxes have been paid.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 10, 1993

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-39 - Maize Avenue 2nd Addition (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on September 9, 1993, 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 September 3, 1993 with, however, comment D being amended to only require a guarantee for the paving of Carr adjacent to this plat.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Precision Pattern, Inc. and Maize Ave., Inc., Attn: H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Mike Lindebak, City Engineer

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