

S/D No. 82-71 Name Dulohery Addition
Date Application Rec'd. 12-23-82 Preliminary Approval _____
Scheduled S/D Meeting 1-6-83

DESCRIPTION

General Location Southwest corner of Central and Hoover.

Owner Shamrock Properties, Inc. & Kenneth Edminster
Surveyor/Engineer Baughman Co., P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>0.70</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>None</u> _____ ft. |
| 3. Minimum Lot Frontage <u>100 Ft.</u> | 8. Sidewalk adjacent to all streets <u>X*</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>13,500 Sq.Ft.</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</u> | * Along Central Only |
| 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 applicant shall submit an avigational easement and a restrictive covenant stating that any habitable building constructed on this land shall be so designed and constructed as to minimize noise pollution.
- B. The applicant shall guarantee that one existing opening to Central will be closed within one year after MAPC approval of this plat.
- C. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan and state whether any drainage improvements are required for the platting of this property.
- D. Since this property is zoned light-commercial, the applicant shall guarantee the paving of Hoover, including a sidewalk on the west side, adjacent to Lot 2.
- E. The two billboards located on this property shall be removed prior to recording of this plat as they do not conform to the City sign code as far as placement is concerned.
- F. Since the west line of this property abuts I-235, this highway designation shall be shown on the final plat tracing. Complete access control to I-235 shall be granted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.