

S/D No.: 85-22 Name: GOEBEL BROS. 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/13/86

DESCRIPTION

General Location: At the northwest corner of Douglas and Anna Street.
Owner: Star Lumber & Supply Company, c/o William J. Goebel, 325 S. West Street, Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.9 Acre
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 9,367.52 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "A"
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STAFF COMMENTS:

- A. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- B. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- C. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the west side of Anna at the time of Lot 4's development. (Collector street).
- D. The applicant's agent and the Utility Advisory Committee members should be prepared to discuss the possibility of shifting, to the west, the 20-foot wide utility easement existing on Lot 3. This would increase the amount of usable building area on this lot. If the utility easement is vacated and rededicated at a different location, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.