

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-55 Name David Hill Addition
 Date Application Rec'd. 7-24-80 Preliminary Approval _____
 Scheduled S/D Meeting 8-7-80

DESCRIPTIONGeneral Location S.E. corner, Mt. Vernon and Oliver

Owner David Hill
 Surveyor/Engineer K. O. Taylor
 Address 1542 S. St. Francis 67211 Phone 264-0341

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|-----------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>0.39</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>131.94</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>131.94</u> ft. |
| 3. Minimum Lot Frontage <u>120</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>15,817</u> sq. ft. | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Because of the limited amount of frontage on this lot and the fact that it is located at the intersection of two arterials, access control except for one opening to each street shall be granted plus 40 feet of complete access control at the corner.
- B. The applicant shall guarantee the closing of two existing driveways nearest the corner. The corner driveway on Oliver encroaches into right-of-way being dedicated for Mt. Vernon Street.
- C. The City Engineer's representative shall be prepared to comment on the proposed lot grading plan.
- D. The applicant shall submit an avigational easement and restrictive noise covenant which acknowledges the fact that this property is within an area subject to much aircraft noise.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.