

SUBDIVISION REPORT

S/D NO. 79-65 Name Heartland Baptist 3rd Addition
Date Application Rec'd. May 23, 1979 Preliminary Approval _____
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location Heartland Baptist 3rd Addition

Owner Northeast corner of Hoover and Robinson
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 3.1 acres
- 2. Number of Lots:
 - Residential 14
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 66 ft.
- 4. Minimum Lot Area 7788 square ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA
- 7. Lineal Feet of New Streets:
 - a. 64 R/W 230 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan and state if any drainage guarantees are anticipated for this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee the extension of City water to serve all lots being platted.
- D. The applicant shall guarantee the paving of Robinson, Robinson Court and Hoover Road adjacent to this plat. The paving petition for Hoover shall provide for a sidewalk on each side of this collector street.
- E. The final plat shall indicate a front yard setback of 25 feet and a side yard setback of 15 feet for the two corner lots (Lot 9 and Lot 10).
- F. 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 any habitable structure constructed on subject property.
- G. During staff's review of this subdivision application, it has been noted that several different ownerships exist to the east of this property. In order to provide for future replatting of these properties, the Committee, Advisory Board and applicant's surveyor should be prepared to comment on the feasibility of extending Robinson Court further to the north. This would permit the fronting of a row of lots onto this street, if and when the property to the east is replatted.
- H. 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.
- I. Requirements for a final plat (see pages 20-25 Part 4, Article 5 of the MAPC Subdivision Regulations).