

S/D No. 23-18 Name Hecox 3rd Addition
 Date Application Rec'd. 3-18-83 Preliminary Approval _____
 Scheduled S/D Meeting 3-31-83

DESCRIPTION

General Location N.W. corner of Harry and Sabin

Owner Eileen and Raymond E. Ford
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 265-2309

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|---|---------------------------------------|
| 1. Gross Acreage of Plat <u>1.4</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>40</u> R/W <u>211.32</u> ft. |
| Residential _____ | b. <u>35</u> R/W <u>249.71</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>2</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>461.03</u> ft. |
| 3. Minimum Lot Frontage <u>124</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>21,863.6 sq. ft.</u> | streets <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>E (Z-2499)</u> | |
| 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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> _____ | |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2499) requesting "AA" to "E". This request will be considered by the Planning Commission on April 7, 1983.

- A. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2499).
- B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- C. The applicant shall guarantee the construction of all drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Sabin Avenue adjacent to this plat.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- F. The applicant shall guarantee extension of City water to serve each of the lots being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall indicate a 35-foot building setback from Harry Street on proposed Lot 2.
- I. The applicant is hereby advised that no expansion of any existing building will be permitted within the platted building setbacks.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- K. Closure computations shall be submitted with the final plat tracing.
- L. 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.