Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-98 Name Uncapher Addition
Date Application Rec'd. 10-28-83 Preliminary Approval 11-10-83
Scheduled S/D Meeting 12-22-83

DESCRIPTION

General Location Southwest corner of 21st and Hoover

Owner Donald E. Uncapher
Surveyor/Engineer Thomas C. Ruggles
Address 518 N. Terrace, Wichita, Zip Code 67208 Phone 683-0063

1. Gross Acreage of Plat 1.35
2. Number of Lots :
   - Residential
   - Commercial 1
   - Industrial
   - Other
   - Total Number of Lots 1
3. Minimum Lot Frontage 220.18 feet
4. Minimum Lot Area 29,487.6 sq. ft.
5. Existing Zoning "R"
6. Proposed Zoning "C" (SCZ-0514)
7. Lineal Feet of New Street
   - a. 50 R/W 488 ft.
   - b. R/W ft.
   - c. R/W ft.
   - d. R/W ft.
   - e. R/W ft.
   - TOTAL 488 ft.
8. Sidewalk adjacent to all streets yes X no
9. Is public water available Yes X No, Name
10. Is sanitary sewer available Yes X No, Name
11. Has Health Dept. approval been obtained (where applicable) X Yes No
12. City of Wichita 3-Mile Area X Outside of 3-Mile Area

STAFF COMMENTS:

A. The Health Department has advised that on-site sewerage facilities and a private water well have been approved for this site.

B. The applicant shall furnish the Planning Department with a copy of the Phillips pipeline easement. Recording data for the easement shall be shown on the final plat tracing as well as any required setbacks from the pipeline.

C. The applicant shall submit an avigational easement and a covenant acknowledging the existence of aircraft noise at this site and assuring that adequate construction methods will be utilized to reduce the noise level within habitable structures.

D. The 150 feet of complete access control to 21st Street measured east from the centerline of the railroad shall be measured along the north line of the lot rather than along the centerline of 21st Street.

E. Closure computations shall be submitted with the final plat tracing.

F. Recording of the plat within 30 days after approval by the Board of City Commissioners.