

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-30 Name Stubbs Addition
Date Application Rec'd. 4-15-83

Preliminary Approval _____
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location East side of 119th St. West in an area south of Taft St.
(Millbrook Road)

Owner Edward J. Stubbs

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 1.08 acres
2. Number of Lots :
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage 188.59 ft.
5. Minimum Lot Area 37,718 sq. ft.
6. Existing Zoning R-1
7. Proposed Zoning R-1
7. Lineal Feet of New Street
 - a. 50 R/W 188.59 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 188.59 ft.
8. Sidewalk adjacent to all streets yes no
9. Is public water available _____ Yes No, Name _____
10. Is sanitary sewer available Yes _____ No, Name Millbrook Improvement Dis
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita _____ 3-Mile Area Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The street name on the west side of this lot shall be platted as 119th Street West.
- B. The nearest municipal water main to this site is at Maple and 119th Street West. Since municipal water is not presently available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department and obtain approval for use of an on-site individual water well.
- C. Since this lot is less than 40,000 square feet and an on-site water well is to be utilized, municipal sanitary sewer must be used. The applicant shall obtain approval from the West Millbrook Improvement District to tie into their sewer system. Written approval from the District shall be submitted to the Planning Department.
- D. The final plat tracing shall indicate "access control except for one opening" to 119th Street West across the west line of the plat. Appropriate reference to the access control shall be added to the plat's text.
- E. The Utility Advisory Committee members should be prepared to comment on the need for a 10-foot utility easement adjacent to the east line of the plat.
- F. 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.