

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-82 Name I. T. J. Addition
Date Application Rec'd. 7-24-81 Preliminary Approval _____
Scheduled S/D Meeting 8-6-81

DESCRIPTION

General Location East side of Bebe in an area south of Douglas

Owner I.T.J., Inc., c/o Irma Jacoby
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>0.1</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>1</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>65</u> ft. | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>6030</u> sq. ft. | | |
| 5. Existing Zoning | <u>"AA"</u> | | |
| 6. Proposed Zoning | <u>"AA"</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) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. In June of this year, the south 130 feet of Lot 3, Block A, Westbreeze 2nd Addition, was approved as a new building site by way of lot split, L/S-0514. At that time, the applicant granted a 10-foot private sewer easement on the east 10 feet of the new building site to serve Lot 3 except the south 130 feet thereof. This replat represents a further division of the recently approved lot split site. With these factors in mind, the applicant or his agent shall be prepared to state how the north 65 feet of the south 130 feet of this original lot will have access to sanitary sewer. The 10-foot private sewer easement shown on the plat was not granted to benefit that portion of the lot.
- B. The applicant shall submit an avigational easement covering all of the 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.
- C. 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.