

S/D No.: 85-7      Name: JEFF AND AMY'S 1ST ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: East side of Curtis Street between Robinson and 13th Street North.

Owner: Dwayne H. Baldwin, 821 N. Bebe, Wichita, KS 67213

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.17 Acres
  2. Number of Lots:
    - Residential: 2
    - Office:
    - Commercial:
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 24,750.0 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- B. The applicant shall guarantee the extension of City water to serve Lots 1 and 2.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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 structures built on subject property.
- E. Since proposed Lots 3 and 4 are being platted adjacent to half-street right-of-way and no street right-of-way exists to the north and south of this plat for this future street, the applicant shall submit a restrictive covenant which prohibits development of Lots 3 and 4 until such time as Compton Street is opened up and paved. *This restrictive covenant shall be recorded with the plat. Water Mains extended.*
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- I. The representative from the City Engineer's office should be prepared to comment on the possibility of the applicant obtaining a valid petition for the paving of Curtis Street adjacent to Lots 1 and 2. When Donna's 3rd Addition, property to the south of this plat, was approved by the Sub-division Committee in May, 1983, a requirement was established calling for a covenant prohibiting construction on the lots fronting on Curtis until the street could be drained or a petition submitted for the improvements necessary to drain the street.

NOTE: This plat has been submitted in final form only.