

S/D No.: 87-4      Name: DEPARTMENT OF TRANSPORTATION  
SECOND ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: East side of I-35 West on the north side of 26th Street North,  
if extended from the east.

Owner: City of Wichita, 455 N. Main, Wichita, KS 67202

Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 5.55
2. Number of Lots:  
Residential:  
Office:  
Commercial:  
Industrial: 1  
Total: 1
3. Minimum Lot Area: 241,758 Sq. Ft.
4. Existing Zoning: "E" and "AA"
5. Proposed Zoning: "E"

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STAFF COMMENTS:

NOTE: This property was reviewed as a "City Land Inventory Case" at the April 24, 1986 meeting of the Subdivision Committee.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- E. As portions of this site are zoned for both residential and industrial uses, the applicant is advised that a zone case requesting industrial zoning must be approved prior to utilizing all of the proposed lot for industrial purposes.
- F. On the final plat tracing, the frontage road to which this property has access shall be indicated on the face of the plat. A name for this road shall be referenced on the plat. The applicant and the representatives from the Fire Department and the Post Office should be prepared to discuss names for the frontage road.
- G. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- H. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- I. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat and is the platting of a minimum building pad elevation needed?