

S/D No.: 86-75      Name: GRAY'S THIRD ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Northwest corner of MacArthur Road and Hoover.  
Owner: Gray Construction, Inc., 204 N. Woodchuck, Wichita, KS 67213  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.92 Acre
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 1
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 40,342 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-city sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted. An outside-the-city water service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline easement on this property.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- H. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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