

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-45 Name Powell's 9th Addition
 Date Application Rec'd. 5-27-83 Preliminary Approval _____
 Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location N.E. Corner of Douglas Avenue and Kessler St.

Owner Westway Development, Inc., c/o A. D. Powell
 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>0.46</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>50'</u> R/W <u>120</u> ft. | |
| Residential | | b. _____ R/W _____ ft. | |
| Commercial | <u>1</u> | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>120</u> ft. |
| 3. Minimum Lot Frontage | <u>120 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>14,199.6 sq. ft.</u> | streets <u>x</u> yes _____ no | |
| 5. Existing Zoning | <u>C</u> | | |
| 6. Proposed Zoning | <u>C</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. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall indicate a 35-foot building setback from Douglas Avenue and a 20-foot building setback from Kessler Street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- D. The applicant shall obtain all required off-site utility easements necessary to extend sanitary sewer to this property.
- E. A power line is shown crossing this lot from Douglas to the property to the north. The K.G. and E. and/or Bell Telephone representative should be prepared to comment on the status of this line(s) and on what is required for relocation.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.