

S/D No. 82-55 Name T.N.T. Addition
Date Application Rec'd. 9-15-82 Preliminary Approval _____
Scheduled S/D Meeting 9-30-82

DESCRIPTION

General Location Southwest corner of Athenian and McLean Boulevard

Owner Rhoda H. Dotson
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

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| <p>1. Gross Acreage of Plat <u>0.43</u></p> <p>2. Number of Lots :
 Residential _____
 Commercial _____
 Industrial _____
 Other <u>1-office</u>
 Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>23.9 ft.</u></p> <p>4. Minimum Lot Area <u>0.24 ac+</u></p> <p>5. Existing Zoning <u>"A" (Z-2438)</u></p> <p>6. Proposed Zoning <u>"BB"</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>N/A</u> Yes _____ No _____</p> <p>12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
 a. _____ R/W _____ ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>-0-</u> New _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes _____ no</p> |
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2438) requesting "A" to "BB" has been approved subject to platting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan for this property.
- B. The applicant shall guarantee the closure within one year of the existing curb cut to McLean Boulevard on the north line of this property.
- C. As can be noted on this plat, the applicant is proposing a contingent dedication for a portion of the right-of-way being dedicated for McLean. A contingent dedication is acceptable provided the following changes are made on the final plat tracing:
 - 1. The area of the contingent dedication is reduced to cover only that ground where a structure exists.
and
 - 2. The language of the plattor's text is revised to exclude reference to the M.A.P.C. and state that the contingent dedication is based on removal or substantial destruction of the building within the contingent dedication. The contingent dedication shall be binding on future heirs and assigns.
- D. Closure computations shall be submitted with the final plat tracing.
- E. 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.