

S/D No. 81-71 Name Sutherland Fifth Addition
Date Application Rec'd. 6-25-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location Located at the NW corner of Broadway and MacArthur Road

Owner Robert D. and Lynn Cheatum and Marabeth Marker
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis Zip Code 67211 Phone 264-0341

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|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>5.7</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ 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 | _____ ft. |
| 3. Minimum Lot Frontage | <u>260</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>198,114</u> | | |
| 5. Existing Zoning | <u>C</u> | | |
| 6. Proposed Zoning | <u>C</u> | | |
| 9. Is public water available | _____ Yes <u>X</u> No, Name _____ | | |
| 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) | <u>N/A</u> 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 applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot. It is recommended that the sewer extension be designed to provide service to the exception; also. (The owner of Lot 1 is part owner of the exception). Necessary easements for the sewer shall be shown on the final plat tracing.
- D. It is recommended that the applicant consider expanding the "exception" area to the west so that a more acceptable sized commercial lot will remain on the corner once the necessary street right-of-way has been acquired.
- E. The applicant shall guarantee the extension of City water to serve the proposed lot.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- H. 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.