

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-6 Name Sacorda Addition  
 Date Application Rec'd. 2-4-83 Preliminary Approval 2-17-83  
 Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location North side of 34th Street North in an area  
east of Porter

Owner Gordon N. and Norma A. McGuire  
 Surveyor/Engineer Air Capitol Land Surveyors  
 Address 2160 W. 21st St., Wichita, Ks Zip Code 67203 Phone 838-9071

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>1.1</u>  | 7. Lineal Feet of New Street                   |
| 2. Number of Lots :  | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>2</u>   | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft.     |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft.     |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft.     |
| Total Number of Lots <u>2</u>  | TOTAL <u>        </u> ft.                      |
| 3. Minimum Lot Frontage <u>25</u> ft.  | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>11,600</u> sq. ft.  | streets <u>        </u> yes <u>        </u> no |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>AA</u>   |  |
| 9. Is public water available <u>  </u> x Yes <u>        </u> No, Name <u>City of Wichita</u>                       |  |
| 10. Is sanitary sewer available <u>  </u> x Yes <u>        </u> No, Name <u>City of Wichita</u>                    |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>        </u> Yes <u>        </u> No              |  |
| 12. City of Wichita <u>  </u> x <u>        </u> 3-Mile Area <u>        </u> Outside of 3-Mile Area <u>        </u> |  |

STAFF COMMENTS:

NOTE: The two lots have been switched around since the preliminary plat - the smaller lot is now on the west side.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each of the two proposed lots.
- B. When the preliminary plat for this property was approved, the Subdivision Committee recommended a waiver of the minimum 60-foot lot frontage requirement.
- C. The preliminary plat for this property indicated a 5-foot east/west utility easement across proposed Lot 2. This easement has been omitted from the final plat. The applicant should be prepared to advise the Committee of the status of the easement.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The point of beginning referenced in the surveyor's text shall be shown on the face of the plat.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Owner Gordon N. and Norma A. McGuire

Surveyor/Engineer Air Capitol Land Surveyors

Address 2160 W. 21st Street, Wichita Zip Code 67203 Phone 838-9071

- 1. Gross Acreage of Plat 1.1
- 2. Number of Lots :
  - Residential 2
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Total Number of Lots 2
- 4. Minimum Lot Frontage 30 ft.
- 5. Minimum Lot Area 11,600 sq. ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning AA
- 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 \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets yes x no
- 9. Is public water available X Yes \_\_\_\_\_ No, Name Wichita
- 10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 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 acceptability of the proposed drainage easement and on the need for minimum building pads. Prior to filing a final plat, the applicant shall meet with City Engineering regarding the appropriate wording in the plattor's text for the drainage easement.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each of the two proposed lots.
- C. The final plat shall indicate the centerline of 40th Street North and the amount of existing half street right-of-way as well as the recording data for the existing right-of-way.
- D. The final plat shall indicate a 25-foot building setback on Lot 2 from the north line of Lot 1.
- E. The applicant's agent and the Utility Advisory Committee shall be prepared to discuss the location of additional utility easements and perhaps the release of some existing electric line easements.
- F. Approval of this preliminary plat will require a waiver of the 60-foot lot frontage requirement of the Subdivision Regulations. Due to the shape and location of this tract, this waiver is recommended.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).