

S/D No.: 87-81      Name: THOMAS PARKER ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: On the north side of MacArthur Road, between Clarence Avenue and Seneca.

Owner: Thomas A. Parker, 1915 W. MacArthur, Lot 86, Wichita, KS 67217

Surveyor/Engineer: Air Capitol Land Surveyors, 260 W. 21st Street, Wichita, KS 67203

1. Gross Acreage of Plat: 0.83
2. Number of Lots:
  - Residential: 2
  - Office:
  - Commercial:
  - Industrial:
  - Total: 2
3. Minimum Lot Area: 10,500 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. On the final plat tracing, the centerline of 38th Street South shall be labeled.
- F. On the final plat tracing, the City Council signature block shall be amended to indicate that dedications are accepted by "the City Council of the City of Wichita, Kansas".
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?
- N. The representative from City Engineering should be prepared to comment on the amount of half-street right-of-way that is needed for MacArthur Road. When Blankenship Addition was platted at the northeast corner of MacArthur and Clarence, a total of 75 feet of half-street right-of-way was dedicated.

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