

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-38 Name Comotara Substation
 Date Application Rec'd. May 30, 1980 Preliminary Approval _____
 Scheduled S/D Meeting June 12, 1980

DESCRIPTION

General Location South side of 37th St. North, 1/2 mile east of Woodlawn.

Owner Kansas Gas & Electric
 Surveyor/Engineer Delamater, Freund and Associates, P.A.
 Address 412 Century Plaza, Wichita, Ks. 67202 Phone 263-6121

1. Gross Acreage of Plat 1.17
 2. Number of Lots:
 Residential _____
 Commercial _____
 Industrial _____
 Other One
 Total Number of Lots One
 3. Minimum Lot Frontage 150 ft.
 4. Minimum Lot Area 48,000 sq. ft.
 5. Existing Zoning R-1
 6. Proposed Zoning R-1

7. Lineal Feet of New Streets:
 a. 50 R/W 150 ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 150 ft.
 8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name Wichita Water Dept.
 10. Public Sanitary Sewer (Yes-No), Name _____
 11. Health Department Approval (where applicable) _____ (Yes-No)
 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. Since this property is contiguous to the present City limits, the applicant shall request annexation.
- B. This property is being platted for use as an electric substation. Prior to obtaining a building permit for this proposed use, an application for a special permit will need to be filed and approved.
- C. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and state what, if any, guarantees are required.
- D. The final plat tracing shall indicate "access control except for 2 openings" to 37th Street North.
- E. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.