

S/D No.: 85-101 Name: STANDIFER FIRST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: South of Third Street on the west side of Hillside Avenue.
Owner: Daryl E. Standifer, 311 St. James, Wichita, KS 67206
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.18 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 7,800 Sq. Ft.
 4. Existing Zoning: "B" & "RB"
 5. Proposed Zoning: "BB" (Z-2722)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2722), requesting "B" and "RB" to "BB", has been approved subject to replatting.

- A. The final plat tracing shall indicate the west 2.5 feet of this property as additional alley right-of-way.
- B. The final plat tracing shall reference, in the plat's text, that the alley is dedicated to and for the use of the public.
- C. The final plat tracing shall indicate the platting of a 20-foot front yard building setback.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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