Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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)

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 plattor'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.

C/U: 1900/M