Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-45 Name: DHON ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/6/85

DESCRIPTION

General Location: In an area north of 31st Street South, on the east side of South Lawrence Road.
Owner: Gold Eagle Investments, Inc., c/o Daniel F. Hauserman, Pres., 1321 S. Hydraulic, Wichita, KS 67211
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.1 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 92,990 Sq. Ft.
4. Existing Zoning: "C"
5. Proposed Zoning: "C"

STAFF COMMENTS:

A. The final plat tracing shall indicate a 35-foot building setback from Lawrence Road. Required off-street parking may be constructed within this setback since the property is zoned for commercial purposes.

B. The final plat tracing shall indicate an additional 10 feet of right-of-way for Lawrence Road. Appropriate language shall be added to the plattor's text.

C. The applicant shall guarantee the extension of municipal water to serve this commercial property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Closure computations shall be submitted with the final plat tracing.

F. Recording the plat within 30 days after approval by the Board of City Commissioners.

G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.

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

C/U: 0989/M