

S/D No.: 85-48 Name: DIETZ ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

General Location: At the southwest corner of 32nd Street South and Seneca.
Owner: Flossie P. Shafer, c/o Berneita J. Hansen, Conservator, 2082 Westridge Court, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.64 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 23,562.0 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2695) requesting "AA" to "LC". The zone case is scheduled for MAPC review on June 13, 1985.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant is advised that he should close the residential-width drive approaches to Seneca Street and 32nd Street South if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2695) requesting "AA" to "LC".
- E. If any existing utility easements are being vacated by this plat, proper reference shall be made to KSA 12-512(b) on the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan. Specifically, are any drainage guarantees required?
- I. The representative from City Engineering should be prepared to comment on the feasibility of abandoning the sanitary sewer lateral adjacent to the south line of this plat. If this sanitary sewer lateral can be abandoned, then the applicant shall submit an appropriate guarantee.

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