

S/D No.: 87-78 Name: LOUIS HUFFMAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: On east side of West Street, between 8th Street and 9th Street.

Owner: Maxine Harwood, 926 N. West Street, Wichita, KS 67203

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.44
2. Number of Lots:
 Residential:
 Office:
 Commercial: 1
 Industrial:
 Total: 1
3. Minimum Lot Area: 19,136 Sq. Ft.
4. Existing Zoning: "BB" and "AA"
5. Proposed Zoning: "LC" (Z-2861)

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2861) requesting a change from the existing "AA" (residential) and "BB" (office) to "LC" (light commercial) zoning. This case is scheduled before the MAPC at its September 3, 1987 meeting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approach to West Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. The final plat tracing shall indicate the platting of "access control except for one opening" to West Street across the west line of this lot.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. The final plat tracing shall indicate either bearings or angles for the perimeter of this plat.
- G. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2861).
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering 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.