

S/D No.: 86-85 Name: KEAGAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: North side of MacArthur Road, in an area west of Seneca. *Douglas & Kessler*
Owner: Elvin Leedy, et al, 1025 W. 41st Street South, Wichita, KS 67217 *Self*
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 11,985 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

- 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 Kessler Street if it is not to be used for the redevelopment of this site. If it will be used, it should be reconstructed to the commercial-width standard.
- D. Since a building setback is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- F. 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.
- 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.