

S/D No.: 87-9 Name: HILLSIDE GARDENS 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northwest corner of 21st Street North and Erie.
Owner: Linus C. Ohaebosim, 2810 E. 21st Street North, Wichita, KS 67219
Surveyor/Engineer: Poe & Associates of Kansas, Inc., 434 N. Oliver,
Wichita, KS. 67208

1. Gross Acreage of Plat: 0.5
2. Number of Lots:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
3. Minimum Lot Area: 19,325 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC" (Z-2824)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2824) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to replatting.

- 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 final plat tracing shall indicate the platting of "access control except for one opening" to ^{21st st} Hillside across the south line of this lot. The platting of this access control shall be referenced in the plat's text.
- D. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- E. The final plat tracing shall label the centerlines of the adjacent perimeter streets.
- F. The final plat shall indicate a 10-foot utility easement adjacent to the north line of Lot 1, Block 1.
- G. Since an existing sidewalk system does not exist to the north, it is recommended that the sidewalk required on Erie, by this lot's commercial zoning, be waived.
- H. The final plat tracing shall indicate a 35-foot building setback from 21st Street North and a 20-foot wide building setback from Erie Avenue.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. 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 with this replat?

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