

S/D No.: 85-8      Name: LITTLEJOHN ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: Northeast corner of Robinson and Hoover Road.  
Owner: James K. Littlejohn, 4655 N. Arkansas, Wichita, KS 67204  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.4 Acres
  2. Number of Lots:
    - Residential: 6
    - Office:
    - Commercial:
    - Industrial:
    - Total: 6
  3. Minimum Lot Area: 7,020 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- B. The applicant shall guarantee the extension of public water to serve each of the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structures built on subject property.
- E. If a valid petition for paving Hoover Street (collector) cannot be obtained, then the applicant shall submit a sidewalk certificate which requires the construction of a sidewalk adjacent to Hoover at the time of development of Lots 1 through 3.
- F. Any paving petition for Hoover shall provide for sidewalks on each side of this collector street.
- G. Closure computations shall be submitted with the final plat tracing.
- 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 drainage characteristics of this area and on the feasibility of paving Hoover and Robinson adjacent to this plat. Specifically, what should the street paving requirements be for this plat?

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