

S/D No.: 84-122 Name: MARCUS AND LOGAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: South side of Maple Street in an area west of
Carlton Drive
Owner: James T. Sanders, c/o Mark Moore, 4024 W. 11th Street, Wichita, KS 67212
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 2.5 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 22,950 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" and "C"
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STAFF COMMENTS:

NOTE: The applicant's associated Board of Zoning Appeals case (BZA 78-84) for this plat has been approved subject to platting. The BZA case requests permission to expand a legal nonconforming use to a maximum of 100% of land use area and building area.

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the extension of City water to serve those lots not already served.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- E. The applicant shall guarantee the construction of University to a "sand street" standard from Garst to Julia. It is recommended that this street be constructed and approved by Operations and Maintenance prior to submitting this plat for consideration by the Board of City Commissioners. This would remove the need for a financial guarantee.
- F. The final plat tracing shall reference the book and page of the existing right-of-way for Maple, adjacent to Lot 1, on the face of the plat.
- G. The applicant shall contact the property owner to the south and attempt to obtain the south half of the right-of-way needed for University.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan for this plat.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat was submitted in final form only.