

S/D No.: 84-100 Name: MARY KAY ADDITION

Preliminary Approved: 10/25/84  
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: On the west side of Hoover Road, between Elm and Murdock.  
Owner: Jerry D. Livingston, c/o Quality Remodeling, 2531 Sunny Lane, Wichita,  
KS 67205  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.24 Acres
  2. Number of Lots:
    - Residential: 6
    - Office:
    - Commercial:
    - Industrial:
    - Total: 6
  3. Minimum Lot Area: 13,443.5 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 the lots being platted.
- B. The applicant shall obtain, by separate instrument, the off-site utility easement necessary to extend sanitary sewer to this property.
- C. The applicant shall attempt to obtain a valid petition for paving Hoover from Elm to Murdock. If this is not possible, the applicant shall sign a paving petition for Hoover adjacent to this plat. This petition will be held until petitions are received for other portions of Hoover.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. Any street paving petition for Hoover shall provide for sidewalks on each side of that collector street.
- G. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- H. The applicant shall obtain a letter from KDOT approving this plat's drainage to interstate right-of-way.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. 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 plat?

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(L)

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5. Proposed Zoning: AA

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STAFF COMMENTS:

- A. A signed application shall be submitted for this case.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- C. The applicant shall obtain, by separate instrument, the off-site utility easement necessary to extend sanitary sewer to this property.
- D. The applicant shall attempt to obtain a valid petition for paving Hoover from Elm to Murdock. If this is not possible, the applicant shall guarantee the paving of Hoover adjacent to this plat. This petition will be held until petitions are received for other portions of Hoover. *with R/W*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. Any street paving petition for Hoover shall provide for sidewalks on each side of that collector street.
- G. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- H. Due to the fact that this property abuts interstate right-of-way, it is recommended that the Subdivision Committee approve the platting of these exceptionally deep lots and waive Section 7-204(c) of the Subdivision Regulations.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).