

S/D No.: 87-27      Name: TOPEKA-PINE ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Northeast corner of Topeka Avenue and Pine Street.  
Owner: W. Robert Hetrick, 6600 Aberdeen, Wichita, KS 67206  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 13,319 Sq. Ft.
  4. Existing Zoning: "B"
  5. Proposed Zoning: "BB" (Z-2833)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2833) requesting "B" (multi-family) to "BB" (office) 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 a 20-foot building setback from Topeka Avenue.
- D. The final plat shall indicate the platting of the 15-foot building setback from Pine Street through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. The final plat tracing shall indicate the platting of access control except for one opening to Topeka across the west line of this lot.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. 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.
- 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 replat?

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