Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-27 Name: WELCH SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 4/11/85

DESCRIPTION

General Location: On the west side of Seneca between Patterson and 32nd Street South.
Owner: Harold Welch, Jr., P.O. Box 17083, Wichita, KS 67201
Surveyor/Engineer: Goedecke Engineering Co., El Dorado, KS.

1. Gross Acreage of Plat: .2 Acres
2. Number of Lots:
   - Residential:
   - Office: 1
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 21,075 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "BB" (Z-2525)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2525) requesting "AA" to "BB" has been approved subject to this plat.

A On the final plat tracing, the plattor's text shall be amended to reference that the street is dedicated to and for the use of the public.

B. The face of the plat shall indicate that 20 feet of additional right-of-way is being dedicated for Seneca Street and shall also indicate the recording information for the existing 30 feet of half-street right-of-way adjacent to this plat.

C. On the final plat tracing, the signature and approval block for the Board of County Commissioners should be omitted since the County Commission no longer accepts dedications for plats located within the City of Wichita.

D. The final plat tracing shall indicate the following name changes:

DON WRIGHT - County Clerk
PAT KETTLER - Register of Deeds
ED RESA - Deputy (Register of Deeds)
JAMES C. WILSON - Chairman (M.A.P.C.)
(Leave Blank) - Mayor

E. The final plat tracing shall indicate a 20-foot building setback from Seneca Street.

F. Closure computations shall be submitted with the final plat tracing.

G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

H. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.