

S/D No.: 85-108 Name: BAUGHER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: Northwest corner of 26th Street North and Coolidge.
Owner: Edward Baugher, 3641 North Arkansas, Wichita, KS 67204
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.8 Acres
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 7,182.33 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid paving petition for the paving of 26th Street North from Amidon to Coolidge. If a valid petition cannot be obtained, the applicant shall sign a petition for the paving of 26th Street North adjacent only to this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of a 25-foot front yard building setback from Coolidge and a 15-foot side yard building setback from 26th Street on Lot 3.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- 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 status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

NOTE: This plat was submitted in final form only.