

S/D No.: 86-50 Name: EXECUTIVES INC. ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: At the northeast corner of Orme Street and Eastern Avenue.  
Owner: Executives Inc., c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS 67207  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.5 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 54,059 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "LC" & "BB" (Z-2708)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2708), requesting "AA" Single-Family zoning to "LC" Light Commercial zoning for the northern portion and "BB" Office zoning for the south 80 feet of the lot, has been approved subject to platting.

- 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 applicant shall guarantee the paving of the north half of Orme Street adjacent to this property. If a petition is submitted as guarantee, the petition shall provide for a sidewalk.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Orme and Eastern at the time of site development. (Commercial and Office zoning.)
- E. The final plat tracing shall indicate the platting of a 20-foot building setback from the adjacent public streets.
- F. The applicant shall submit a copy of the instrument which establishes the K.P. & L. Gas Service Company easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- I. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. 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?

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