

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

May 18, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-31 - Q-TECH ADDITION

OWNER/APPLICANT: Mid American Dairymen, Inc., c/o Charles Burgess, 700 E. Central, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Meridian and May

SITE SIZE: 2.4 acres

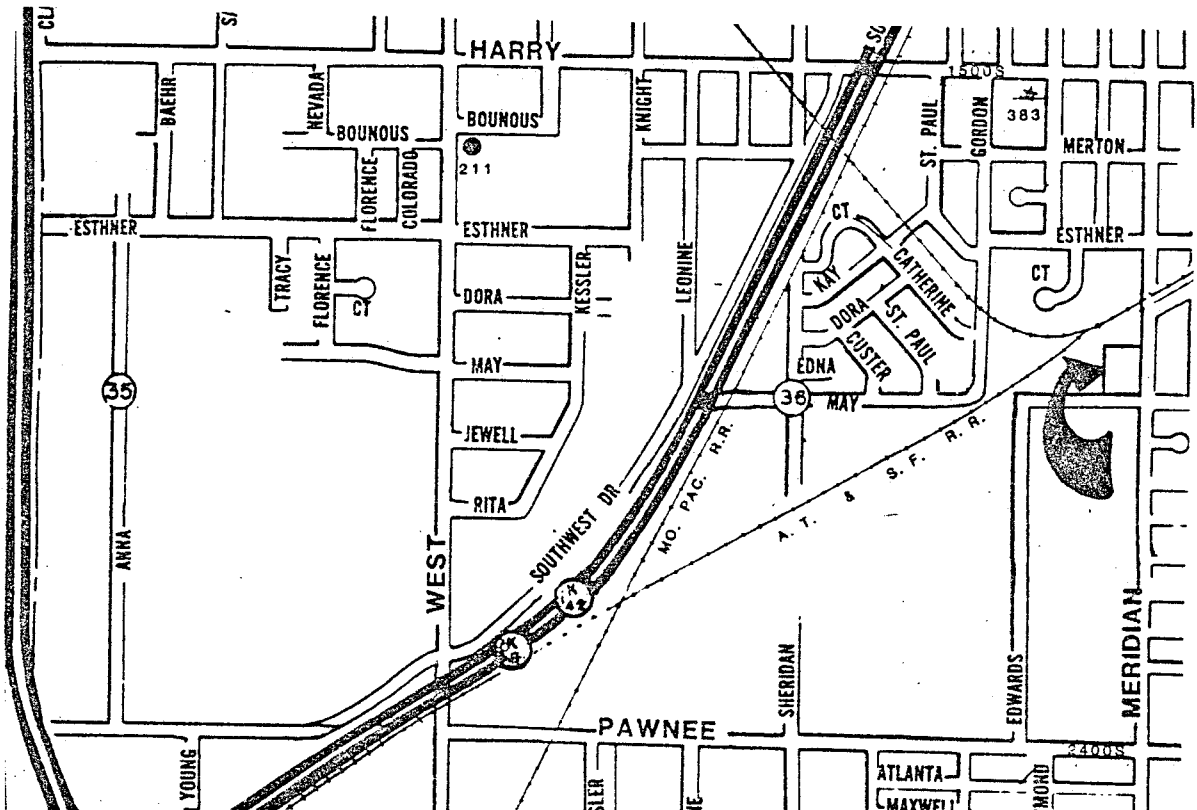
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 2 |
| Total: | 2 |

MINIMUM LOT AREA: 0.87 acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate complete access control except for one (1) opening on Meridian Avenue to and from Lot 2. The platting's text shall be amended to reflect this access control dedication.
- E. The final plat tracing shall properly reference the center line of May Ave. and Meridian Ave.
- F. The final plat tracing shall clearly dimension the north-south property lines of Lots 1 and 2 (minus street right-of-way for May Avenue).
- 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 City Council.
- 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. 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.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- M. 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 has been submitted in final form only.