

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 00

June 22, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-46 LESTER ADDITION

OWNER/APPLICANT: G. O. Champ, Champ Wiping Rag Company, P. O. Box 361, Goddard, KS 67052

SURVEYOR/ENGINEER: Municipal Engineers, P.A., 254 Laura, Wichita, Ks 67211

LOCATION: South of Harry and west of Hydraulic

SITE SIZE: 0.26 Acre

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. If necessary, the applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. If necessary, the applicant shall guarantee any water system improvements required to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required to serve the lot being platted. Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to indicate what roadway improvements or dedications, traffic controls and access control improvements may be required and the applicant shall guarantee or grant same.
- E. On the final tracing a 35 foot building setback line should be shown from Laura.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Fire department needs to comment on access to the site or fire lanes needed around the site.
- 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. 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.
- 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 City Council.
- L. The applicant is also advised that the names of all those required to sign the plat must be printed beneath the signature blocks.