

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

December 23, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-68 - SHEPLERS FOURTH ADDITION

OWNER/APPLICANT: Shepler's Inc., 6501 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: West of Dugan on the south side of Kellogg

SITE SIZE: 43,125 sq. ft.

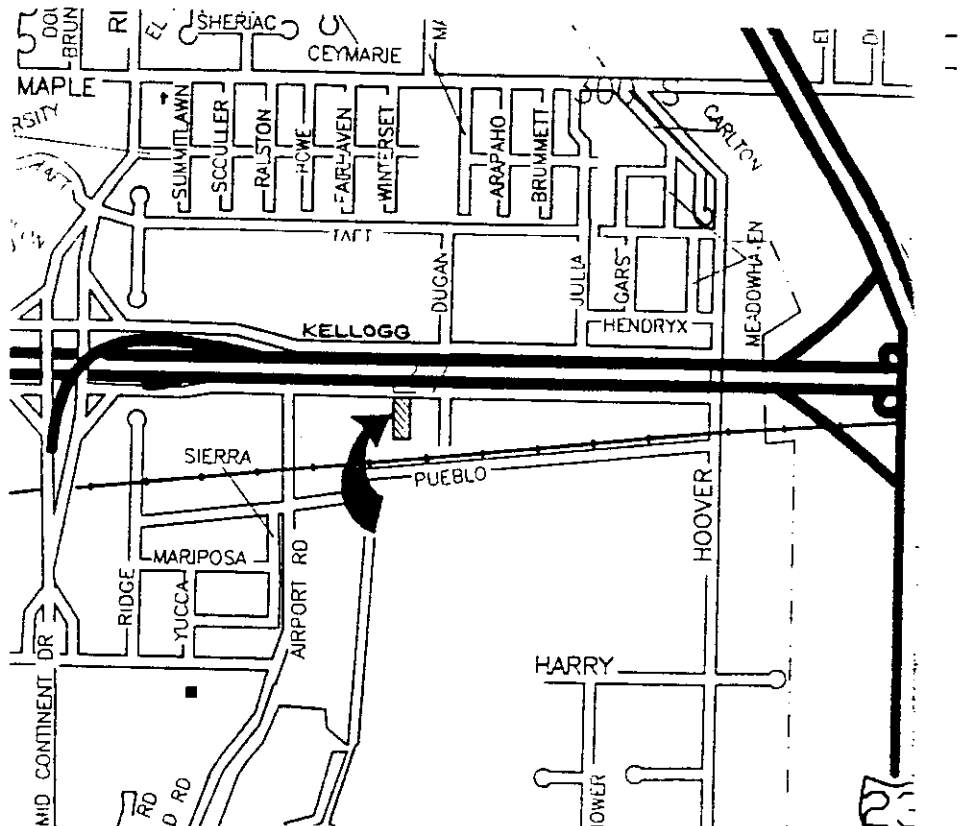
NUMBER OF LOTS

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

MINIMUM LOT AREA: 41,875 sq. ft.

CURRENT ZONING: "C" Commercial

VICINITY MAP:



Note: An existing building on this site is being removed. The site itself, however, was never platted. Public services such as sanitary sewer and water appear to already be available to the site and were in use by the existing structure.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for sanitary sewer or water improvements to this site.
- 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. On the final plat tracing, the area north of the north property line being dedicated as street right-of-way shall be drawn with dashed lines, instead of solid lines, at the ends of the area being dedicated.
- E. The applicant shall submit for the plat file a copy of the ingress-egress easement indicated along the plat's west property line.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The applicant is advised that the County Clerk's signature block may need to be amended before this plat is submitted for recording.
- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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