

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4  
December 12, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-62 - E.C.I. 2ND ADDITION

OWNER/APPLICANT: Electrical Contractors, Inc., Kent Seiler,  
President, 2420 Wheatridge Dr., Wichita,  
KS 67233

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: South side of St. Louis Ave., between West St.  
and Florence.

SITE SIZE: 0.2 Acres

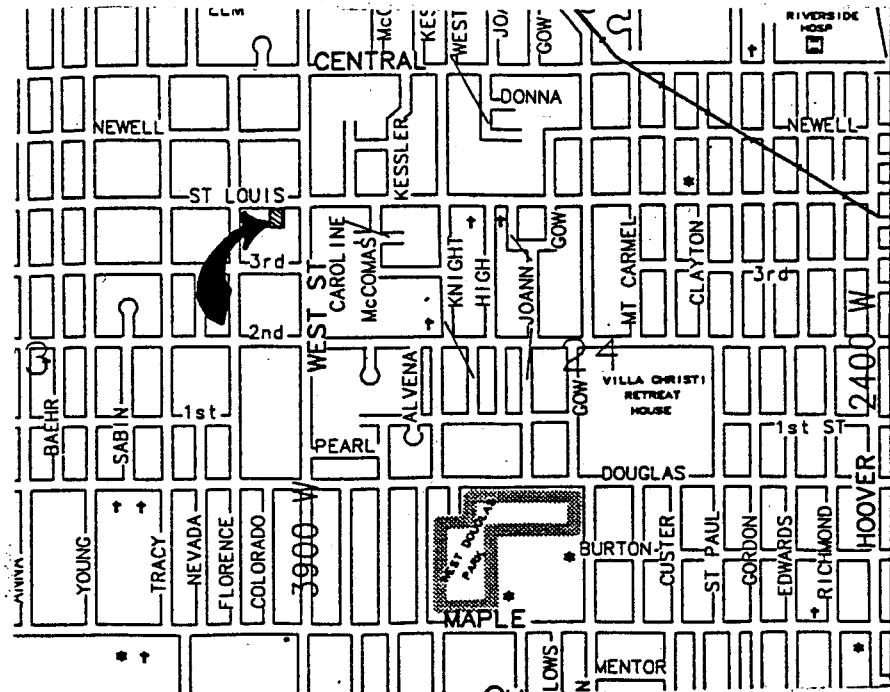
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9,107 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



## STAFF COMMENTS:

- A. City water and sanitary sewer appear to be directly available to this site. City Engineering needs to indicate if any additional guarantees are needed for these facilities.
- 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 present platting binder indicates that ownership of this property is with the Kansas Investment Corp. while the plat shows Electrical Contractors Inc. (ECI). Prior to this plat being scheduled for City Council the applicant shall provide proof that ECI are the owners of the property.
- E. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. 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.

Owner: