

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

March 9, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-10 - BRATCHER 2ND ADDITION

OWNER/APPLICANT: Michael Bratcher, etux, 3535 W. 13th, Wichita,  
KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Curtis St. between Robinson St. and  
Memory Lane

SITE SIZE: 0.9 acres

NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

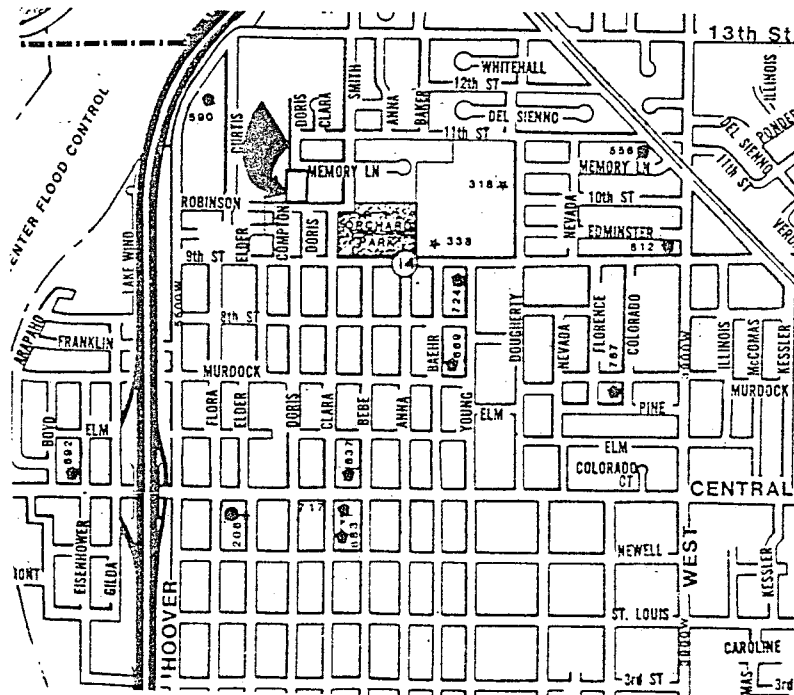
MINIMUM LOT AREA: 8,040 sq. ft.

CURRENT ZONING: "AA" single-family

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VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Memory Lane adjacent to this plat.
- B. The applicant shall guarantee the extension of City water to serve Lots 1 and 2.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. The City Council signature block shall indicate "John Moir" as "City Clerk."
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. 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.
- 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. Recording of the plat within 30 days after approval by the City Council.
- 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 was submitted in final form only.