

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-21 Name: BATSON INDUSTRIAL SECOND ADDITION

Preliminary Approved: 3/14/85
Scheduled S/D Meeting: 3/28/85

DESCRIPTION

General Location: At the northwest corner of West and Walker
Owner: Batson Properties, P. O. Box 12977, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 4.4 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 4
 - Total: 4
 3. Minimum Lot Area: 36,709 Sq. Ft.
 4. Existing Zoning: E
 5. Proposed Zoning: E
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve all the proposed lots.
- B. The applicant shall guarantee the extension of water to serve all lots not already served.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 85-21 Name: BATSON INDUSTRIAL 2ND ADDITION


Preliminary Approved:
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: At the northwest corner of West and Walker.
Owner: Batson Properties, P.O. Box 12977, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 4.4 Acres
- 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 4
 - Total: 4
- 3. Minimum Lot Area: 36,709 Sq. Ft.
- 4. Existing Zoning: "E"
- 5. Proposed Zoning: "E"

STAFF COMMENTS:

- A. The final plat shall indicate 35-foot building setbacks from West and Walker Streets.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all the proposed lots.
- 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 final plat shall indicate the recording information for the existing 35-foot of half-street right-of-way for Walker Street adjacent to this unplatted property.
-  F. When Chance Industrial Park Addition to the west was platted, valid petitions for municipal water and for paving Walker from Young to West Street were obtained. The owner of this property signed these petitions; therefore, no additional petitioning for water and street paving is required by this plattor.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from the City Engineer's Office should be prepared to comment on the applicant's drainage concept for this property. Specifically, are any drainage guarantees required?