NOTE: This site is involved in a zone change (Z-3134) from "B" to "C" zoning.

STAFF COMMENTS:

A. A drainage plan shall be submitted to City Engineering prior to scheduling this plat for City Council review. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The final plat shall indicate the platting of the 35-foot building setback from Washington through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

C. 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.

D. 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.

E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

F. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

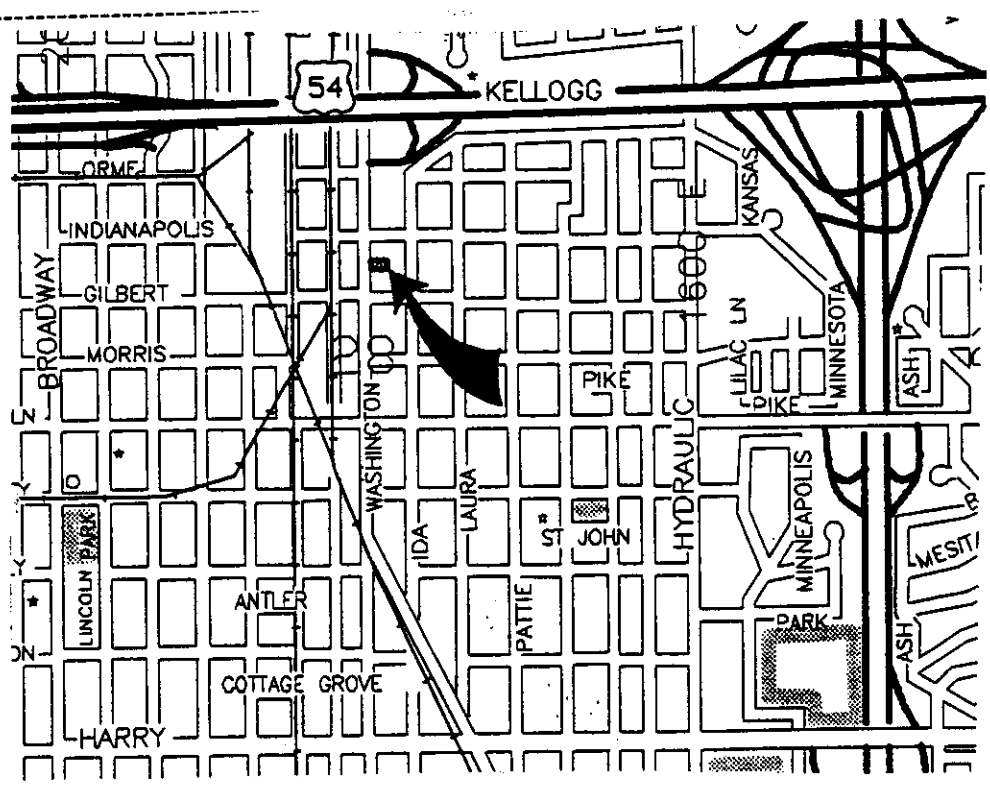
AGENDA ITEM NO. 1-4

August 25, 1994

STAFF REPORT
(Final Plat Approved August 18, 1994)

CASE NUMBER:	S/D 94-60 HEPHNER 2ND ADDITION
OWNER/APPLICANT:	Lonnie E. Hephner, 737 South Washington, Wichita, KS 67211
SURVEYOR/ENGINEER:	Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203
LOCATION:	East of Washington and north of Lincoln
SITE SIZE:	0.16 Acre
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	7,003.9 sq. ft.
CURRENT ZONING:	"B"
PROPOSED ZONING:	"C" (Z-3134)

VICINITY MAP:



SEDGWICK COUN

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 26, 1994

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 94-60 - HEPHNER 2ND ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 25, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 19, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. 9.21 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. NA - Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. N.A. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

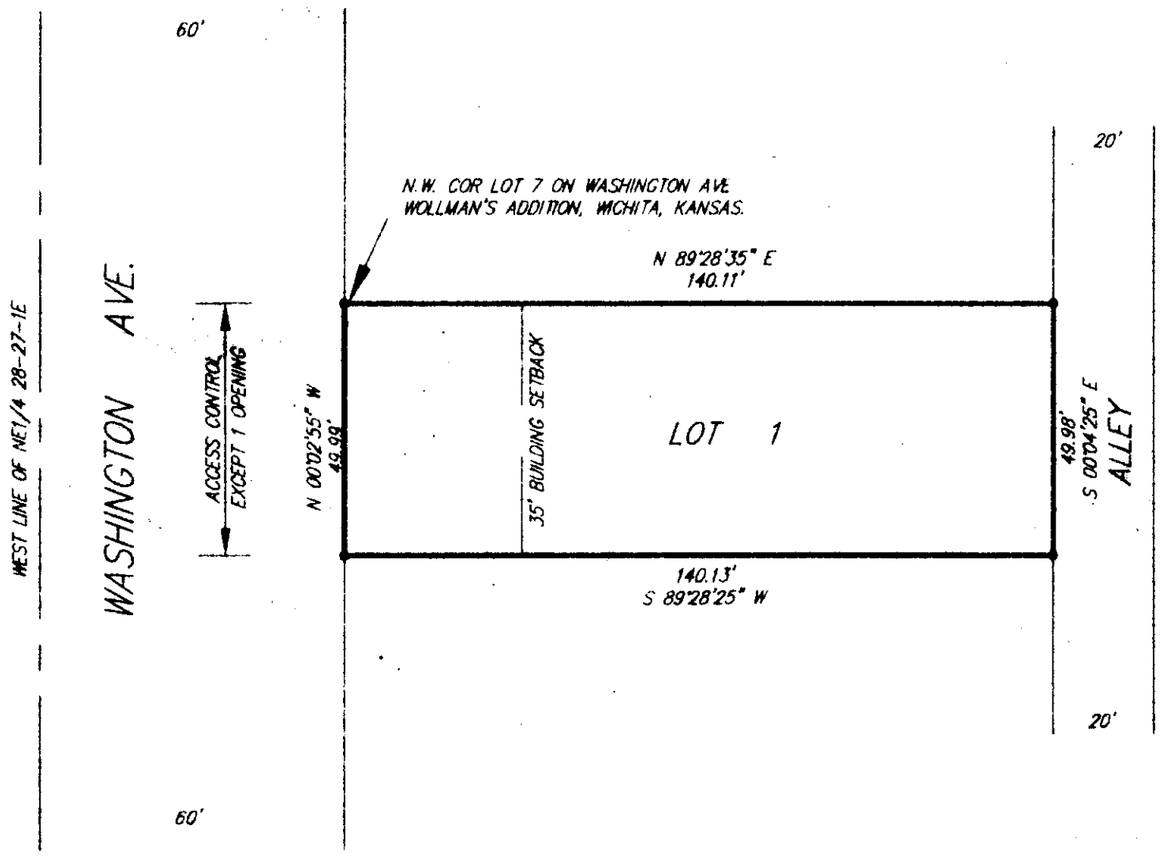
cc: Lonnie E. Hephner, 737 South Washington, Wichita, KS 67211
Mike Lindebak, City Engineer

HEPHNER 2ND ADDITION

FINAL PLAT

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/18/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/19/94





BENCH MARK:
SQUARE CUT ON TOP OF CURB EAST SIDE OF WASHINGTON AVE. OPPOSITE N.W. CORNER OF LOT 1, HEPHNER 2ND ADDITION
ELEV = 106.69 CITY DATUM

1" = 30'
• = 1/2" REBAR/SRB CAP

OFFICE COPY
DO NOT REMOVE

State of Kansas)
Sedgwick County) SS

We Savoy, Ruggles & Bohm, P.A., Surveyors in aforsaid county and state do hereby certify that under the supervision of the undersigned, we have surveyed and platted "HEPHNER 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows.

Lots 5 and 7 on Washinton Avenue, Wollman's Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

Date_____

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted in a Lot and a Block to be known as "HEPHNER 2ND ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access to or from Washington Avenue, over and across the west line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Washington Avenue at 1 location as shall be determined by the City Engineer of the City of Wichita, Kansas.

_____
Lonnie E. Hephner

_____
Bonnie J. Hephner

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____ day of _____1994, by Lonnie E. Hephner and Bonnie J. Hephner, his wife.

_____ Notary Public

My App't Exp._____

This plat of "HEPHNER 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____ day of_____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commision.

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of _____ 1994.

_____ Mayor
Elma Broadfoor

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record, this_____ day of_____ 1994.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1994, at _____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING