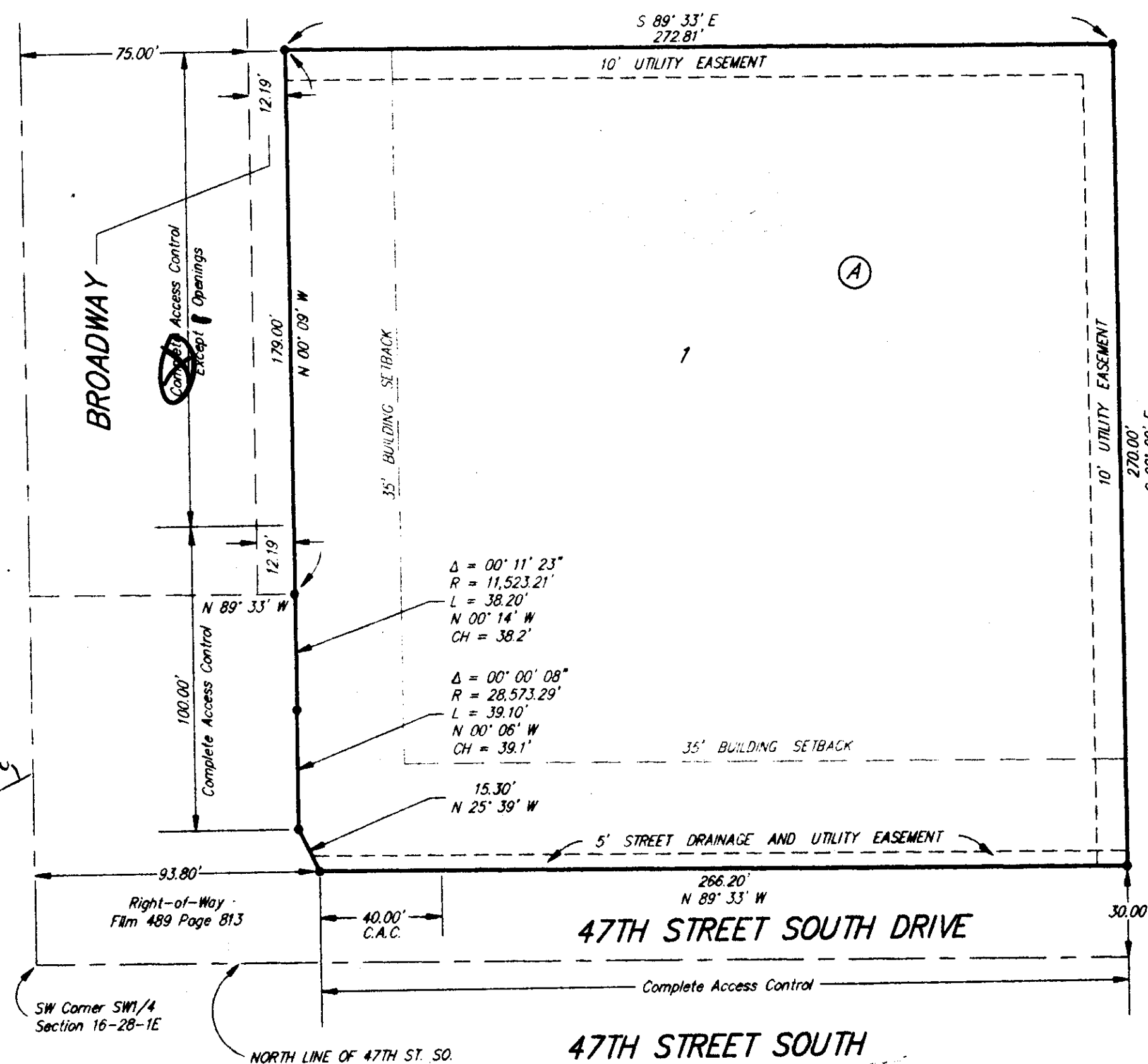


FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/23/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-27-93

OFFICE COPY
DO NOT REMOVE

- Drop complete for Ave. Cr. to Bldg
- Plot Bound -



Scale 1" = 40'

● = 1/2" rebar "Baughman" cap (set)

Ed Reso Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 3, 1994

Mr. Phil Meyer
Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 93-75 - HOMER MORGAN 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on December 30, 1993, 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 December 27, 1993.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. 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. 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: C. N. Investments, 202 S. Cedar, Valley Center, Ks 67147
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall submit a copy of the right-of-way agreement recorded on Film 489 Page 813 to the Planning Department prior to this plat being scheduled for City Council review.**
- B. The applicant shall also submit an updated platting binder for this site and scheduling of this plat for City Council review shall be subject to any relevant conditions noted in the binder being satisfied.**
- C. As requested by City Engineering, the final plat tracing shall indicate access controls to Broadway except for one (1) opening rather than two (2) openings.**
- D. Since access control is being allowed to Broadway and a portion of this site, the word "Complete" should be eliminated on the face of the plat where two (2) openings are being allowed.**
- E. 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.**
- F. 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.**
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).**
- H. Recording of the plat within 30 days after approval by the City Council.**

METROPOLITAN AREA PLANNING COMMISSION

December 30, 1993

STAFF REPORT

(Revised Final Plat Approved 12/23/93)

CASE NUMBER: S/D 93-75 HOMER MORGAN 4TH ADDITION

OWNER/APPLICANT: C. N. Investments, 202 S. Cedar, Valley Center, KS 67147

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

LOCATION: Northeast corner of 47th Street South and Broadway

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.7 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:

