STAFF COMMENTS:

A. When the Davis-Moore 8th Addition was platted letters-of-credit were submitted for the closure of drives to Marcilene, Kellogg, and Edgemoor. Since these drives have not apparently been closed, the applicant shall resubmit, under this addition's name, new guarantees for the closure of these drives. Upon the recording of this plat the letters-of-credit for the 8th Addition will be released.

B. 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.

C. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.

D. 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.

E. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

January 16, 1992

STAFF REPORT
(Final Plat Approved 1/9/92)

CASE NUMBER:	S/D 91-67 - DAVIS MOORE 9TH ADDITION
OWNER/APPLICANT:	T.G. Davis, Jr., P.O. Box 780047, Wichita, KS 67218
SURVEYOR/ENGINEER:	Baughman Company, P.A., 315 Ellis, Wichita, KS 67218
LOCATION:	Southwest corner of Kellogg and Edgemoor
SITE SIZE:	1.52 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	65,833.075 sq. ft.
CURRENT ZONING:	"LC" Light Commercial, "A" Two Family Dwelling
PROPOSED ZONING:	"LC" Light Commercial (Z-3033)

VICINITY MAP:



WICHITA – SEDGWICK CO...Y

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 17, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-67 Davis Moore 9th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1992, 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 January 10, 1992.

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

Don Losew
Senior Planner

FILE COPY

DL:sm

cc: T.G. Davis, P.O. box 780047, Wichita, KS 67218
Mike Lindebak, City Engineer

DAVIS-MOORE 9TH ADDITION

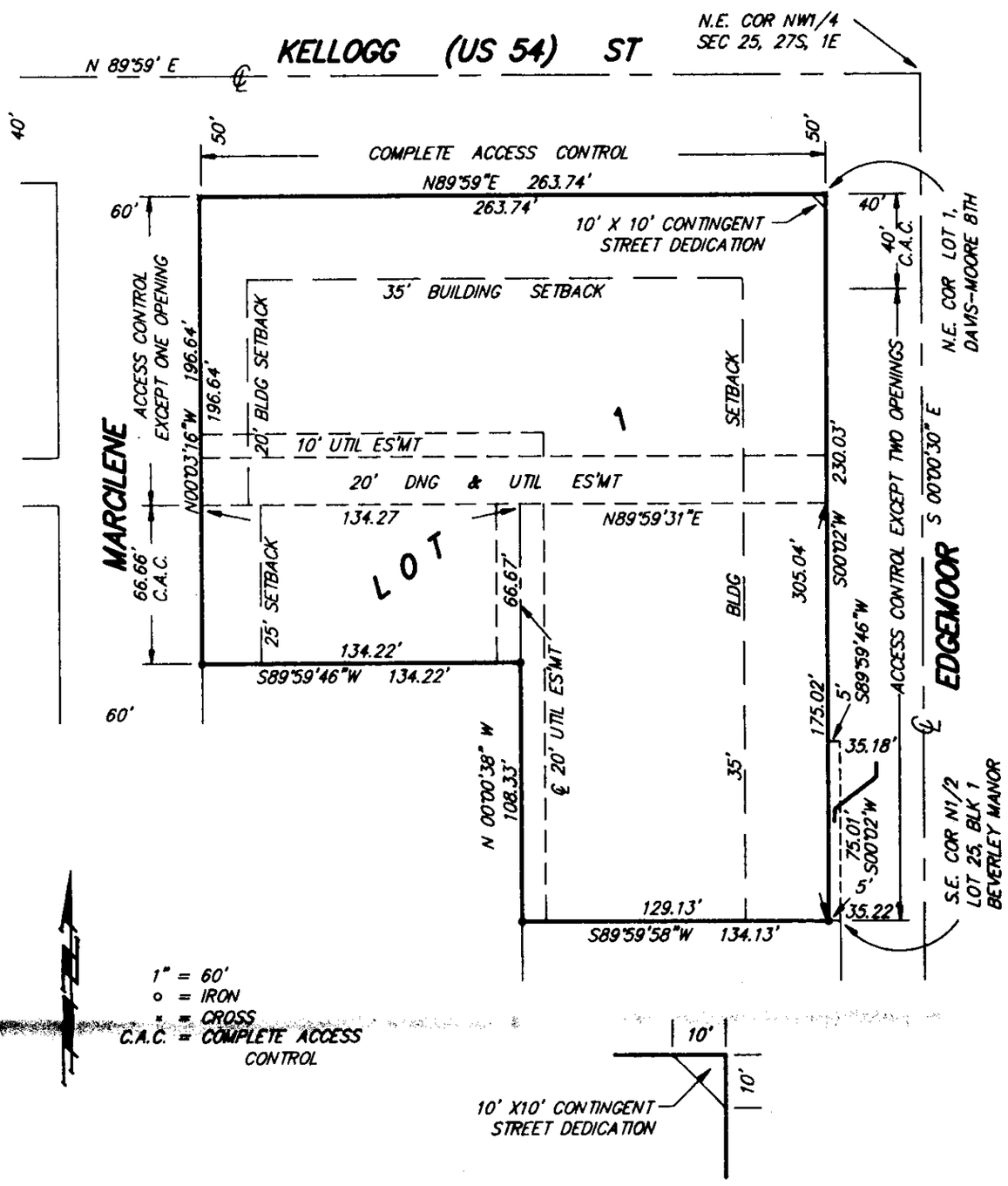
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DAVIS-MOORE 9TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Davis-Moore 8th Addition, Wichita, Sedgwick County, Kansas and the N1/2 of Lot 25 and all of Lot 26, Block 1, Beverley Manor, Sedgwick County, Kansas,
All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

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 into a Lot to be known as "DAVIS-MOORE 9TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Kellogg St. over and across the north line of Lot 1 and to or from Edgemoor over and across the east line of Lot 1 and to or from Marcilene 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 Edgemoor at two locations over all except the north 40 feet of the east line of Lot 1 and shall have access to Marcilene at one location over all except the south 66.66 feet of the west line of Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas. The contingent street dedication is hereby dedicated to and for the use of the public contingent upon the commencing of the construction of the improvements of the Kellogg and Oliver Street interchange project.

_____ _____
T. G. Davis, Jr. Norma J. Davis

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____ 1992, by T. G. Davis, Jr. and Norma J. Davis, husband and wife.

_____ Notary Public
My App't. Exp. _____

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 _____ 1992, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

This plat of "DAVIS-MOORE 9TH 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 _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
George D. Sherman

_____ 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 _____ 1992.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____ 1992.

_____ County Clerk
Don Wright