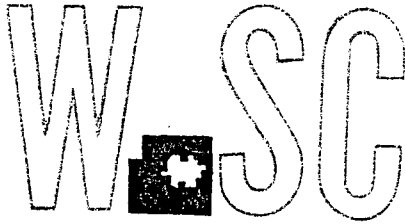


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-64
The Park 3rd Addition
(FINAL PLAT)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 11, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to

- A. Required minimum building pad elevations shall be noted on the face of the plat, as well as in the plattor's text and referenced in both Mean Sea Level, as well as City Datum.
- B. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- C. The final plat shall reference on the face of the plat, as well as in the plattor's text, that building setbacks are per the requirements of the "Park Residential" Community Unit Plan (DP-66) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- 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 5-402(D)(3)].
- G. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 25, 1988. If you have any questions concerning this matter, please call.

Sincerely,


Don Losew
Planner

DL:pb

Enclosure

cc: A.J. Soerries Real Estate, Inc., 902 N. West,
Wichita, Kansas 67203
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12.
August 11, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-64 - THE PARK 3RD ADDITION

OWNER/APPLICANT: A. J. Soerries Real Estate, Inc., 902 N. West, Wichita, KS, 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Yellowstone, in an area south of Pawnee

SITE SIZE: 0.4 acres

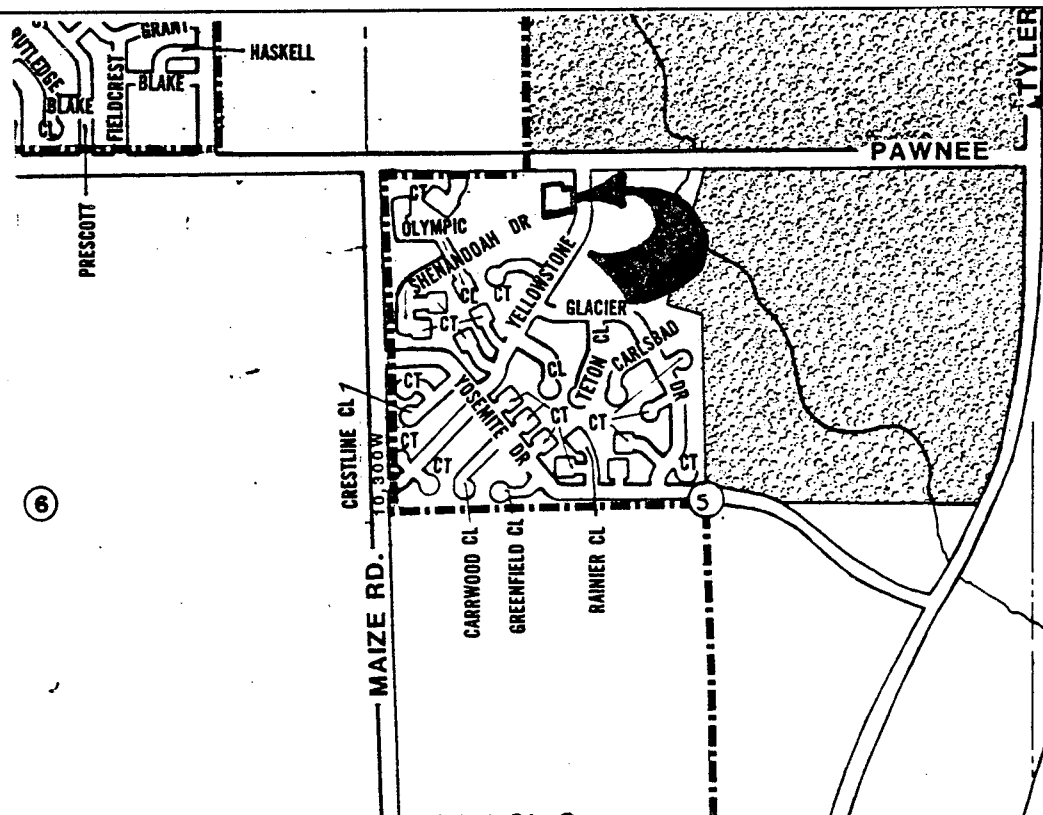
NUMBER OF LOTS

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

MINIMUM LOT AREA: 17,275.2 sq. ft.

CURRENT ZONING: "R-5" General Residence with DP-66

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Park Community Unit Plan (DP-66).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. If minimum building pad elevations are required, then they shall be noted on the face of the plat, as well as in the platting text; referenced in Mean Sea Level, as well as City Datum.
- D. The final plat shall reference on the face of the plat, as well as in the platting text, that building setbacks are per the requirements of the "Park Residential" Community Unit Plan (DP-66) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- 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 5-402(D)(3)].
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the platting of a minimum building pad required, and are any drainage guarantees required.

NOTE: This plat has been submitted in final form only.