

STAFF COMMENTS:

- A. The plat shall be subject to approval of the zone change and any applicable requirements.
- B. As requested by City Engineering, the final plat tracing shall indicate additional easement to cover the existing sewer line on this site.
- C. The applicant is advised that the residential drives to Pinecrest should either be closed or reconstructed to commercial drive standards.
- D. Prior to this plat being scheduled for City Council review, a number of items noted in the platting binder shall be resolved. These items include: proof that the channel change easement granted to the State has been released and/or does not need to be shown on the plat; proof that the property interest of the Smith's is with the indicated plat; and proof that any mortgages have been released or the approval of any mortgage holder to the platting of the property.
- E. As indicated by City Engineering, the final plat tracing shall indicate a minimum building pad elevation 1/2 ft. higher than is being indicated on the present plat.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

August 27, 1992

STAFF REPORT
(Final Plat Approved 8/20/92)

CASE NUMBER: S/D 92-36 - DAVIS-MOORE 10TH ADDITION

OWNER/APPLICANT: Land Partnership, c/o David J. Anderson, 5119 E. Kellogg, Wichita, KS 67218

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

LOCATION: South of Kellogg and west of Pinecrest

SITE SIZE: 1.01 acres

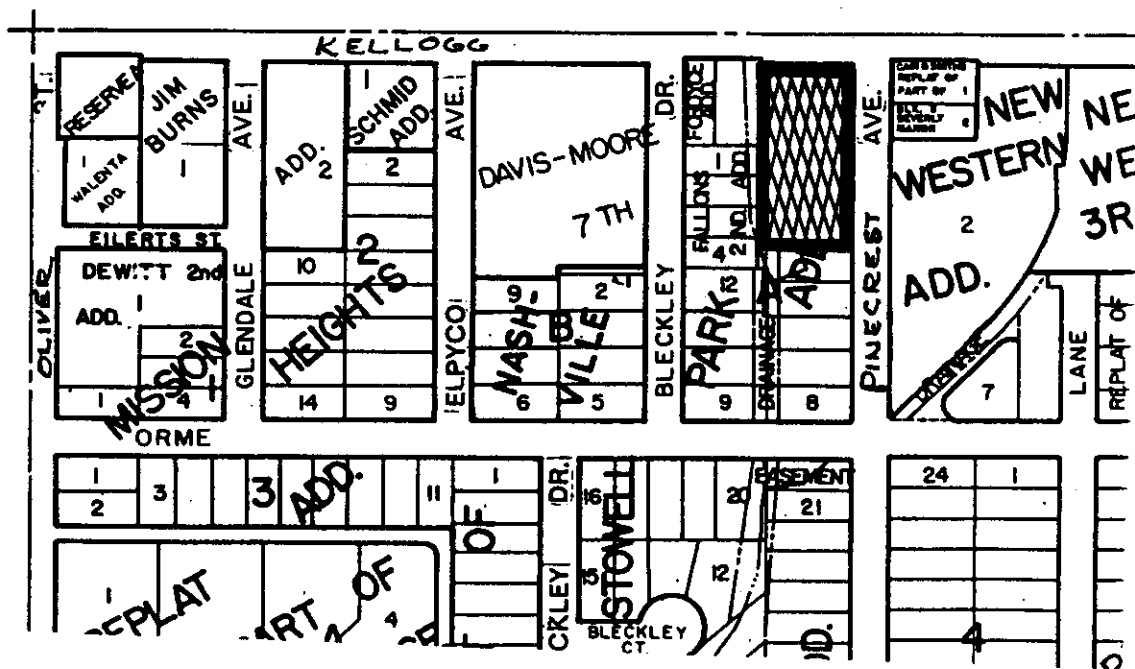
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 44,175 sq. ft.

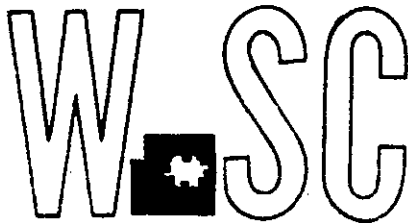
CURRENT ZONING: LC Light Commercial & RB Four Family Dwelling Districts

PROPOSED ZONING: LC Light Commercial District (Z-3062)

VICINITY MAP:



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METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

August 28, 1992

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-36 DAVIS-MOORE 10th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 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 August 21, 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
Senior Planner

DL:rh

cc: Land Partnership, c/o David J. Andereson, 5119 E. Kellogg,
Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY



BENCH MARK:
R.R. Spike in north face of Power
Pole, 132 feet south of the south
line of Kellogg and 10 feet west of
the east line of Pincrest
Elev = 154.33 City Datum
Elev = 1341.73 Mean Sea Level