

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

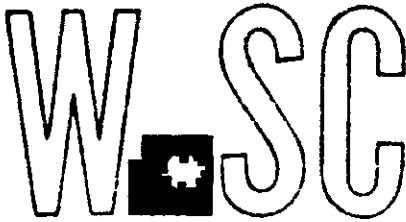
MINIMUM LOT AREA: 65,833.075 sq. ft.

CURRENT ZONING: "LC" Light Commercial, "A" Two Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3033)

VICINITY MAP:





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
Senior Planner

DL:sm

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

FILE COPY

WICHITA, SEDGWICK COUNTY, KANSAS

Don Wright County Clerk