

March 6, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-20 - Final Plat of Cherry Orchard 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 1986, 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 February 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

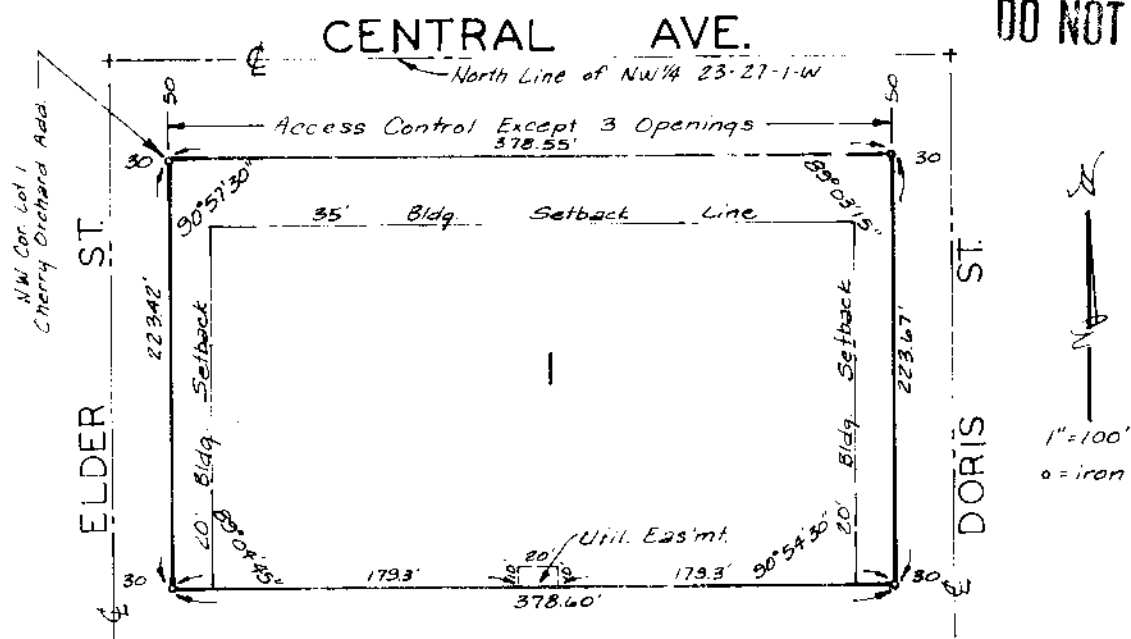
cc: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central,
Wichita, KS 67203
Mike Lindebak, City Engineer

FINAL PLAT

WICHITA, KANSAS

OFFICE COPY

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**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 86-20 Name: CHERRY ORCHARD 3RD ADDITION

**Preliminary Approved:
Scheduled S/D Meeting: 2/27/86**

DESCRIPTION

General Location: South side of Central Avenue, between Elder and Doris Streets.

Owner: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central, Wichita, KS 67203

Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 1.94 Acres**
- 2. Number of Lots:**
 - Residential:**
 - Office:**
 - Commercial: 1**
 - Industrial:**
 - Total: 1**
- 3. Minimum Lot Area: 84,628.54 Sq. Ft.**
- 4. Existing Zoning: "A" and "BB"**
- 5. Proposed Zoning: "LC" (Z-2734)**

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2734), requesting "A" (two-family dwelling) and "BB" (office) to "LC" (light commercial) has been approved subject to replatting.

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.**
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.**
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.**
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Elder and Doris Streets, by this lot's commercial zoning, be waived.**
- F. Proof shall be submitted that the person signing for M & G Enterprises, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)**
- G. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.**
- 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 Board of City Commissioners.**
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat? At the time the associated zone case was considered, neighborhood concern was expressed about drainage from this property onto the property to the south.**

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