

January 24, 1986

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

Re: S/D 86-3 - Final Plat of Davis-Moore 4th Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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: D & M Investments, c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS
67207

Mike Lindebak, City Engineer

_____ Notary Public
My Commission Expires _____

S/D No.: 86-3

Name: DAVIS MOORE 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: West side of Water Street between Kellogg and Orme.
Owner: D & M Investments, c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.23 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 10,005 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "C" (Z-2728)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2728), requesting "B" to "C" has been approved subject to platting.

- A. The applicant is advised that he should close the residential-width drive approach to Water Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- B. Proof shall be submitted that the person signing for D & M Investments is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the alley in this block is unopen and the right-of-way existing has been fenced off by neighboring property owners, the contingent dedication of additional alley right-of-way by this plat is acceptable.
- F. On the final plat tracing, the labeling of the utility easement being granted shall be separated from the labeling of the contingent alley dedication.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. 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 by this plat?

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