



Zone entrance requires 35' D.S.  
 Hydraulic not F.A.S.  
 Health Dept. app. req. H<sub>2</sub>O & sewer.



Bench mark:  
 "a" on north hubguard of  
 R.C.B.C. - 300 feet east of  
 S.W. Cor. 15-26-1E  
 Elev. = 1375.93 M.S.L.

SKETCH PLAT  
**STOWE ADDITION**

A TRACT IN THE SW 1/4 OF 15-26-1E  
 OWNER: RONALD W. STOWE

FINAL PLAT

OFFICE COPY  
 DO NOT REMOVE

53RD ST. NO.

S.W. Cor.  
 S.W. 1/4 15-26-1E

November 1, 1984

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

Re.: S/D 84-99 - Stowe Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 1, 1984, 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 October 26, 1984.

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 platlor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Ronald W. Stowe, 1300 Cloverdale, Wichita, KS 67219  
Claud Shelor, County Engineer  
Mike Lindebak, City Engineer

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-99      Name: STOWE ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 10/25/84

DESCRIPTION

General Location: North of 53rd St. North on east side of Hydraulic.  
Owner: Ronald W. Stowe  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 8.3 Acres
2. Number of Lots:
  - Residential: 1
  - Office:
  - Commercial:
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 7.87 Acre
4. Existing Zoning: R-1
5. Proposed Zoning: R-1

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STAFF COMMENTS:

- A. On the final plat tracing, the MAPC signature block shall be corrected to read: JAMES C. WILSON, CHAIRMAN.
- B. The final plat tracing shall indicate "access control except for one opening" to Hydraulic across the west line of the lot.
- C. Since neither public water nor sanitary sewer is available to serve this one-lot plat, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of on-site sewerage and a water well.
- D. The utility company representatives should be prepared to state if any side lot line or rear lot line utility easements are required with the platting of this property.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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