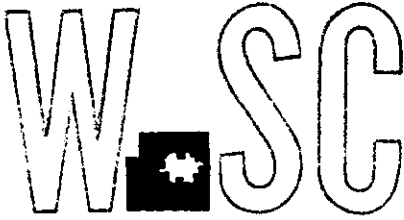


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

March 25, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-10 DAVIS MOORE 11th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1993, 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 March 18, 1993.

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:

- 1/18/94
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,

DL / BGP

Don Losew
Senior Planner

DL:rh

cc: T. G. Davis, Jr., P. O. Box 780047, Wichita, KS 67278
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the driveways to Elpyco and Bleckley (4-driveways) located in the areas of complete access control.
- B. Prior to this plat being scheduled for City Council review, the structures (homes) located in the southern portion of the plat shall be removed. Adequate access will no longer be available to these structures, and two are indicated as encroaching easements. A letter shall be submitted for the plat file indicating that these structures have been removed.
- C. The applicant shall submit a sidewalk certificate which indicates that sidewalk will be installed adjacent to this site, along Bleckley in those areas where sidewalk is presently missing. This sidewalk will be required to be installed at the time of site development.
- D. The final plat shall indicate the platting of the 35-foot building setback from Kellogg through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. To better describe the 20-foot north-south utility easement in the southern portion of the plat, a dimension shall be provided which indicates the length of the easement from the plat's southern line.
- F. Prior to this plat being scheduled for City Council review, the applicant shall resolve the following items noted in the platting binder. 1. Ownership of a portion of this site is vested in a D. C. Jinks but is not being shown on the plat; 2. Unpaid taxes must be paid before the plat will be released for recording, and 3. a mortgage is noted for a portion of the site but no signature block has been provided for the mortgage holder.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

