

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water across this site's frontage to Ridge Road.
- B. Applicant shall submit, for recording with this plat, the cross-lot drainage agreement required by the drainage plan for this property. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- C. The final plat tracing shall indicate complete access control for the south 60 feet of Lot 2.
- D. Because of changes being made in the MAPC's membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.
- E. 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.
- F. 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.
- 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 City Council.

METROPOLITAN AREA PLANNING COMMISSION

August 12, 1993

STAFF REPORT
(Final Plat Approved 8/5/93)

CASE NUMBER: S/D 93-46 BROCK ADDITION

OWNER/APPLICANT: Patice Properties, Attn: Paul Brock, P. O. Box 1615,
Pebble Beach, CA 93953

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

LOCATION: Northwest of 13th Street North and Ridge Road

SITE SIZE: 2.87 Acres

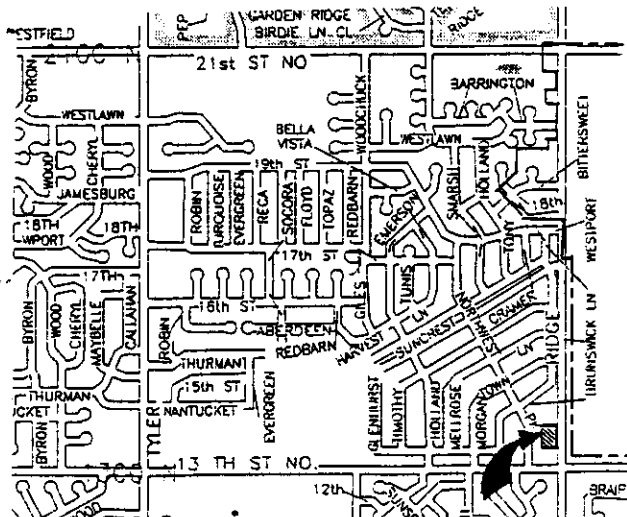
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.0 Acre

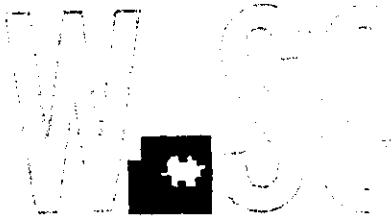
CURRENT ZONING: LC

VICINITY MAP:



COPY

WICHITA — SEDGWICK COUNTY,



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-46 - BROCK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 12, 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 August 5, 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. 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:rh

cc: Patice Properties, Attn: Paul Brock, P. O. Box 1615, Pebble Beach, CA 93953
Mike Lindebak, City Engineer

