

STAFF COMMENTS:

- A. The plat shall be subject to approval of the zone change and any applicable requirements.
- B. As requested by City Engineering, the final plat tracing shall indicate additional easement to cover the existing sewer line on this site.
- C. The applicant is advised that the residential drives to Pinecrest should either be closed or reconstructed to commercial drive standards.
- D. Prior to this plat being scheduled for City Council review, a number of items noted in the platting binder shall be resolved. These items include: proof that the channel change easement granted to the State has been released and/or does not need to be shown on the plat; proof that the property interest of the Smith's is with the indicated plat; and proof that any mortgages have been released or the approval of any mortgage holder to the platting of the property.
- E. As indicated by City Engineering, the final plat tracing shall indicate a minimum building pad elevation 1/2 ft. higher than is being indicated on the present plat.
- F. 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.
- G. 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.
- 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 City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

August 27, 1992

STAFF REPORT
(Final Plat Approved 8/20/92)

CASE NUMBER: S/D 92-36 - DAVIS-MOORE 10TH ADDITION

OWNER/APPLICANT: Land Partnership, c/o David J. Anderson, 5119
E. Kellogg, Wichita, KS 67218

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

LOCATION: South of Kellogg and west of Pinecrest

SITE SIZE: 1.01 acres

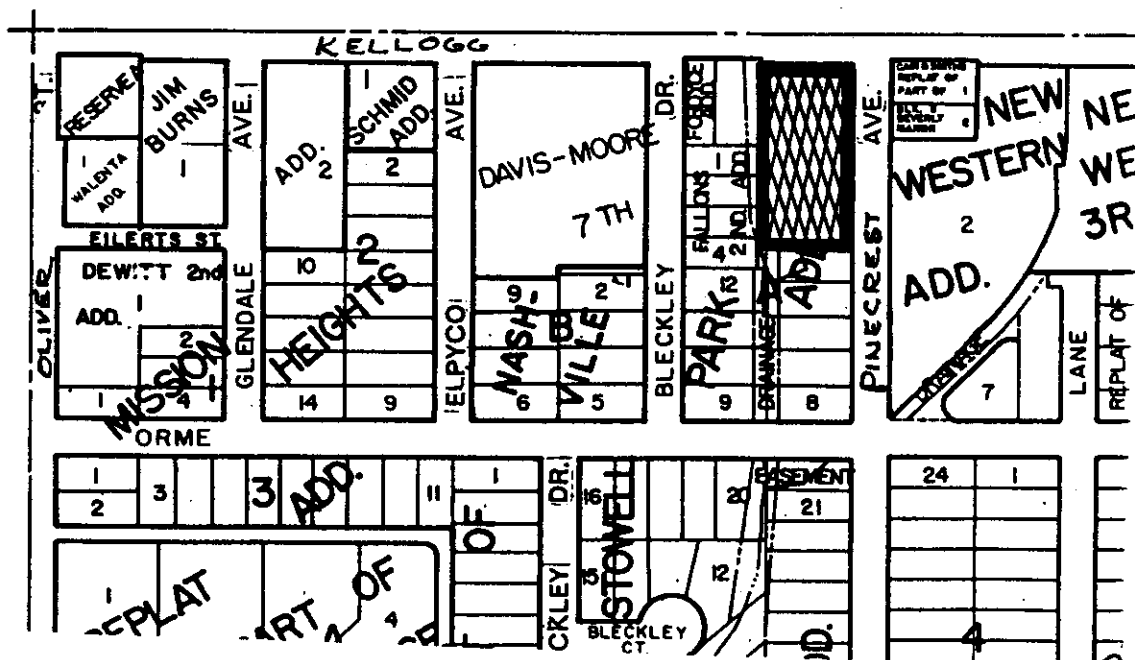
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 44,175 sq. ft.

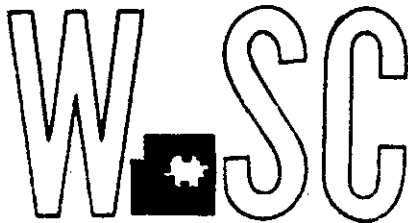
CURRENT ZONING: LC Light Commercial & RB Four Family Dwelling
Districts

PROPOSED ZONING: LC Light Commercial District (Z-3062)

VICINITY MAP:



FILE COPY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

August 28, 1992

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-36 DAVIS-MOORE 10th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1992, 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 21, 1992.

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: Land Partnership, c/o David J. Andereson, 5119 E. Kellogg,
Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY



DAVIS-MOORE 10TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "DAVIS-MOORE 10TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed described as and being a replat of Lot 1,
Davis Moore 3rd Addition, Wichita, Kansas and the south 6.5 feet of
Lot 1 and all of Lots 2 and 3, Block A, Nashville Park Addition to
the City of Wichita, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

This plat of "DAVIS-MOORE 10TH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Christopher J. Gobel

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1992.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1992.

County Clerk
Don Wright

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a Lot to be known as "DAVIS-MOORE
10TH ADDITION", Wichita, Sedgwick County, Kansas. All abutters
rights of access to or from Kellogg St. over and across the north
line of Lot 1, are hereby granted to the City of Wichita, Kansas, provided
however that Lot 1 shall have access to Kellogg St. at one
location as shall be determined by the City Engineer of the City of
Wichita, Kansas. The utility easement is hereby granted as indicated
for the construction and maintenance of all public utilities. The
floodway is hereby granted as indicated and shall be the responsibility
of the owner of Lot 1, until such time as the governing body elects
to assume the responsibility for the maintenance and improvement
of the drainage. No building shall be constructed on or within said
floodway; nor shall any fill, change of grade, creation of channel
or other work be carried on without the permission of the appropriate
governing body. No structure shall be constructed below a minimum
building pad elevation of 155 City Datum or 1342.4 Mean Sea
Level on said Lot 1.

Land Partnership

Partner

Partner

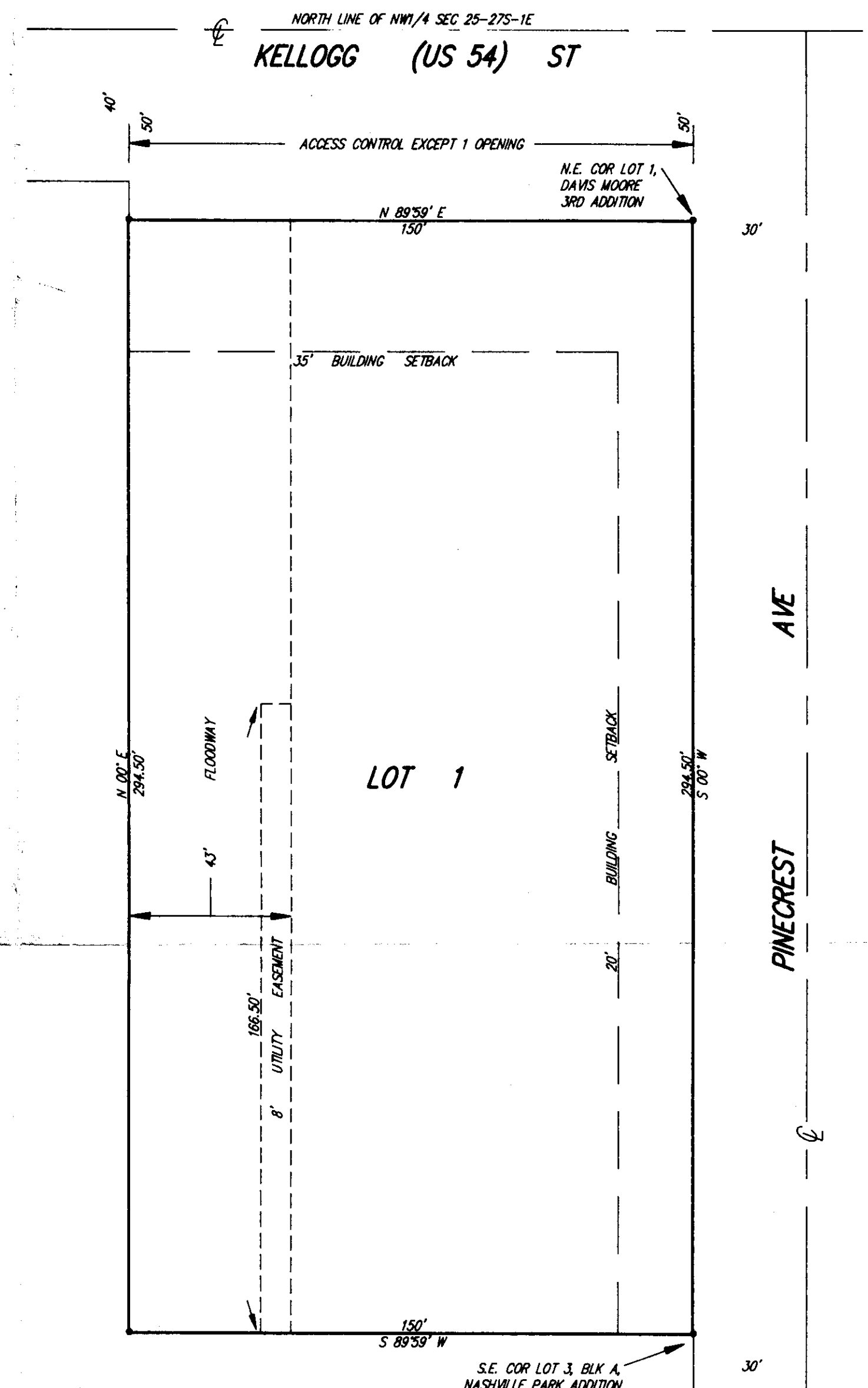
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 1992, by
_____, and _____
partners of Land Partnership, on behalf of the partnership.

My App't. Exp. _____ Notary Public

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1992, at _____ o'clock _____ M.; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



1" = 30'
• = IRON
• = PIN

MINIMUM BUILDING PAD ELEVATION
155 CITY DATUM
1342.4 MEAN SEA LEVEL

BENCH MARK:
R.R. Spike in north face of Power
Pole, 132 feet south of the south
line of Kellogg and 10 feet west of
the east line of Pinecrest
Elev = 154.33 City Datum
Elev = 1341.73 Mean Sea Level