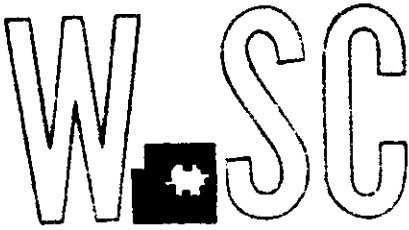


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

February 15, 1991

Greg Severance  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 91-8 - Davis Moore 7th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1991, 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 February 8, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS  
67218  
Mike Lindebak, City Engineer

FILE COPY

S/D 91-8 - DAVIS-MOORE 7TH ADDITION

Page 3

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

February 14, 1991

STAFF REPORT  
(Final Plat Approved 2/7/91)

CASE NUMBER: S/D 91-8 - DAVIS-MOORE 7th ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS 67218

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

LOCATION: South side of Kellogg Between Elpyco & Bleckley

SITE SIZE: 2.1 Acres

NUMBER OF LOTS

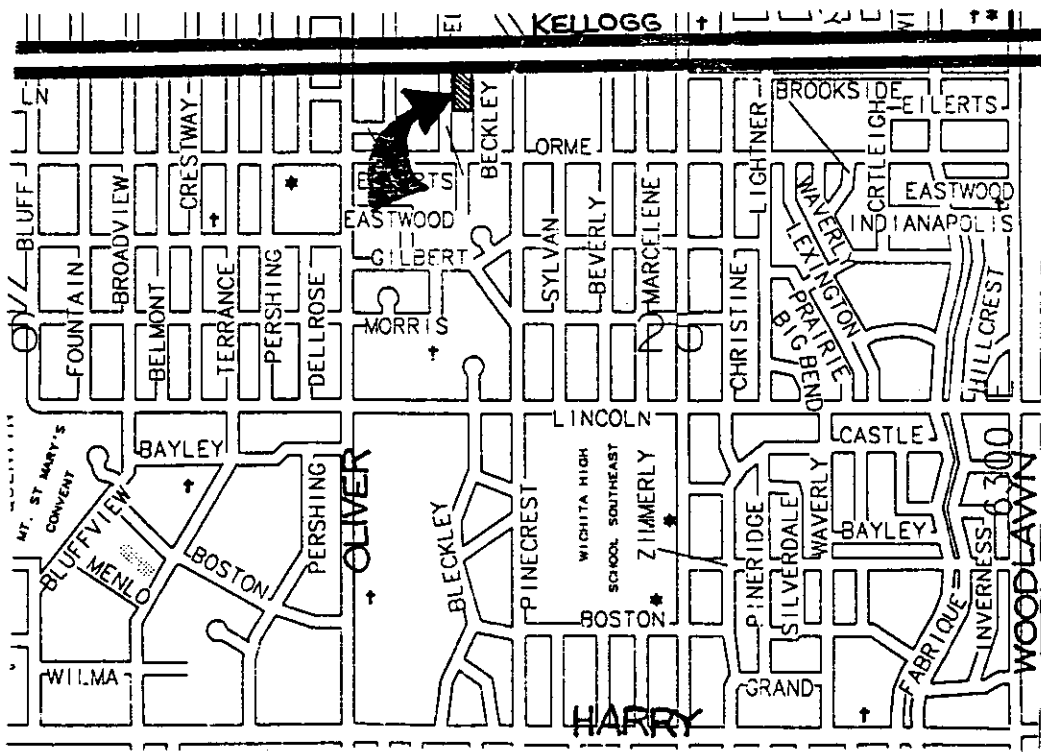
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 92,298 sq. ft.

CURRENT ZONING: "LC" Light Commercial and "RB" Four Family

PROPOSED ZONING: "LC" Light Commercial (Z-3016)

VICINITY MAP:



STAFF COMMENTS:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant needs to guarantee the closure of two drives to Elpyco. Both are located in an area of complete access control.
- C. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement in the south third of the plat. If the sanitary sewer line is abandoned prior to going to City Council, no guarantee will be needed.
- D. On the final plat tracing, the center line of Kellogg shall be indicated.
- E. The final plat tracing shall indicate the platting of the 35 feet 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.
- F. The north/south easement at the south end of the plat shall more clearly indicate a 20 foot utility easement. The dimensions are confusing as indicated
- G. The final plat tracing shall indicate "complete access control" to Elpyco along the south 120 feet of the west property line in order to comply with the conditions of the rezoning (Z-3016) which was recommended for approval by the MAPC on January 17, 1991. The plattor's text shall be amended to reference the access control to Elpyco.
- H. 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.
- I. 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.
- J. The applicant should be advised, if there are any utilities in the abandoned sanitary sewer and utility easement, that will need to be relocated, letters from those utilities involved will need to be submitted to the Planning Department indicating the relocation has been satisfied.

OFFICE COPY  
DO NOT REMOVE

# DAVIS-MOORE 7TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/7/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/8/91 WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

FINAL PLAT

State of Kansas) We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "DAVIS-MOORE 7TH 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 6th Addition, Wichita, Sedgwick County, Kansas and Lots 10 and 11, Block B, Nashville Park Addition to Wichita, Kansas.

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

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

Baughman Company, P.A.

Date \_\_\_\_\_ Surveyor  
Mark A. Savoy

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 7TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Kellogg over and across the north line of Lot 1 and to or from Bleckley over and across the south 125 feet of the east line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Kellogg at one location over all except the west 40 feet and the east 40 feet of the north line of Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas.

T. G. Davis, Jr.

Norma J. Davis

State of Kansas) Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by T. G. Davis, Jr. and Norma J. Davis, husband and wife.

Notary Public

My App't. Exp. \_\_\_\_\_

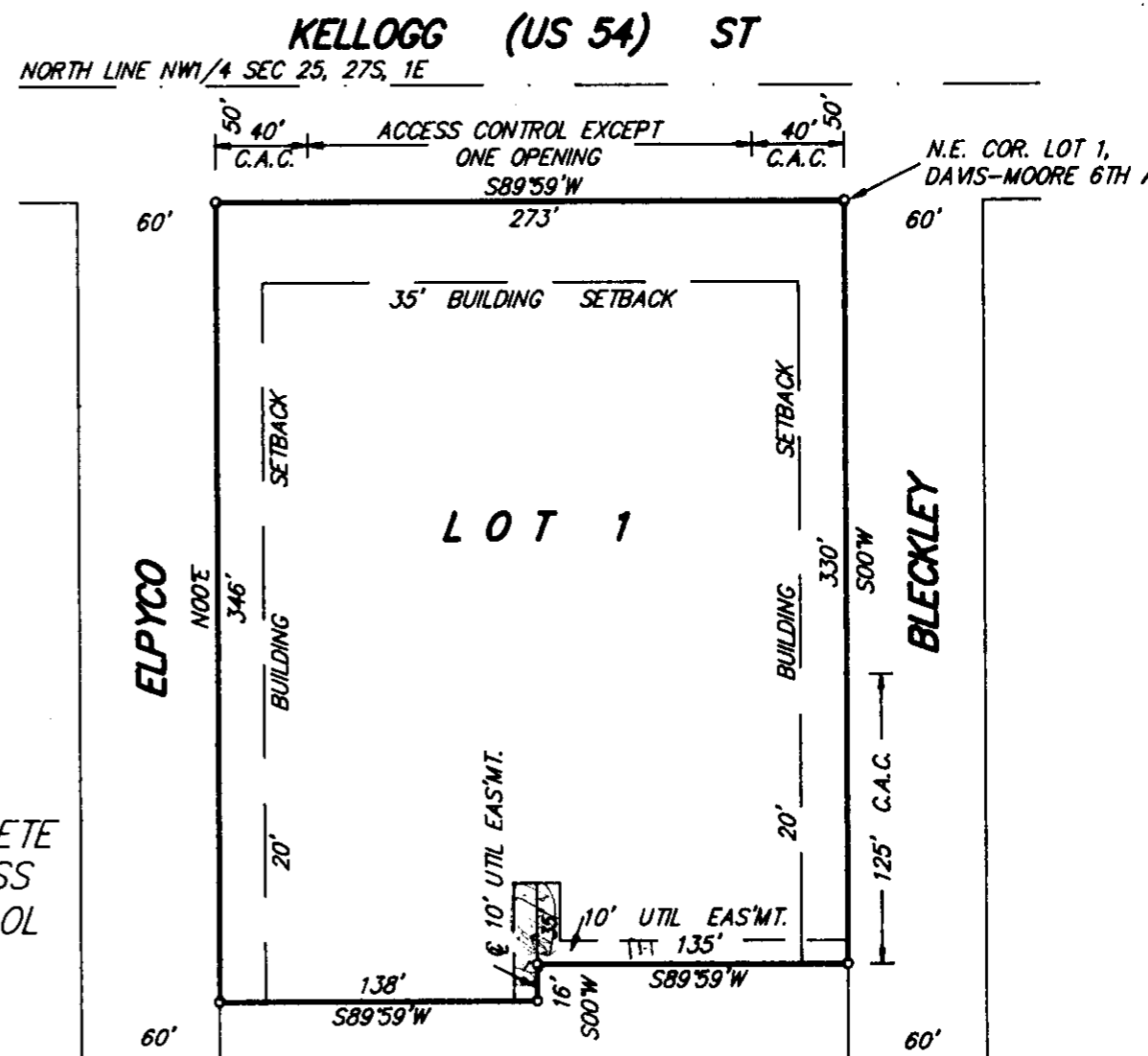
State of Kansas) Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa



1" = 80'  
o = IRON  
C.A.C. = COMPLETE ACCESS CONTROL

This plat of "DAVIS-MOORE 7TH 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 \_\_\_\_\_ 1991. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman  
George D. Sherman

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 \_\_\_\_\_ 1991.

Mayor  
Bob Knight

Deputy City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1991.

County Clerk  
Don Wright