

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 266-4561

August 18, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-64 The Park 3rd Addition
(FINAL PLAT)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 18, 1988, 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 16, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: A.J. Soerries Real Estate, Inc., 902 N. West,
Wichita 67203

Don Wright County Clerk

Subdivision Committee Recommendations:

- A. Required minimum building pad elevations shall be noted on the face of the plat, as well as in the plat's text and referenced in both Mean Sea Level and City Datum.
- B. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- C. The final plat shall reference on the face of the plat, as well as in the plat's text, that building setbacks are per the requirements of the "Park Residential" Community Unit Plan (DP-66) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-402(D)(3)].
- G. Recording of the plat within 30 days after approval by the City Council.

August 18, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-64 - THE PARK 3RD ADDITION

OWNER/APPLICANT: A. J. Soerries Real Estate, Inc., 902 N. West, Wichita, KS, 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Yellowstone, in an area south of Pawnee

SITE SIZE: 0.4 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 17,275.2 sq. ft.

CURRENT ZONING: "R-5" General Residence with DP-66

VICINITY MAP:

