

delivery, and the tentative mailbox locations can be determined.

- 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 County Commission.
- Note: This plat has been submitted in final form only.

METROPOLITAN AREA PLANNING COMMISSION

June 18, 1992

STAFF REPORT
(Final Plat Approved 6/11/92)

CASE NUMBER: S/D 92-23 - A.M. ADDITION

OWNER/APPLICANT: Mark Michaelis for Caster, P.O. Box 781411,
Wichita, KS 67230

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202, Attn: Michele
Goodrich

LOCATION: Southwest corner of 69th Street North and
Oliver

SITE SIZE: 6.6 Acres

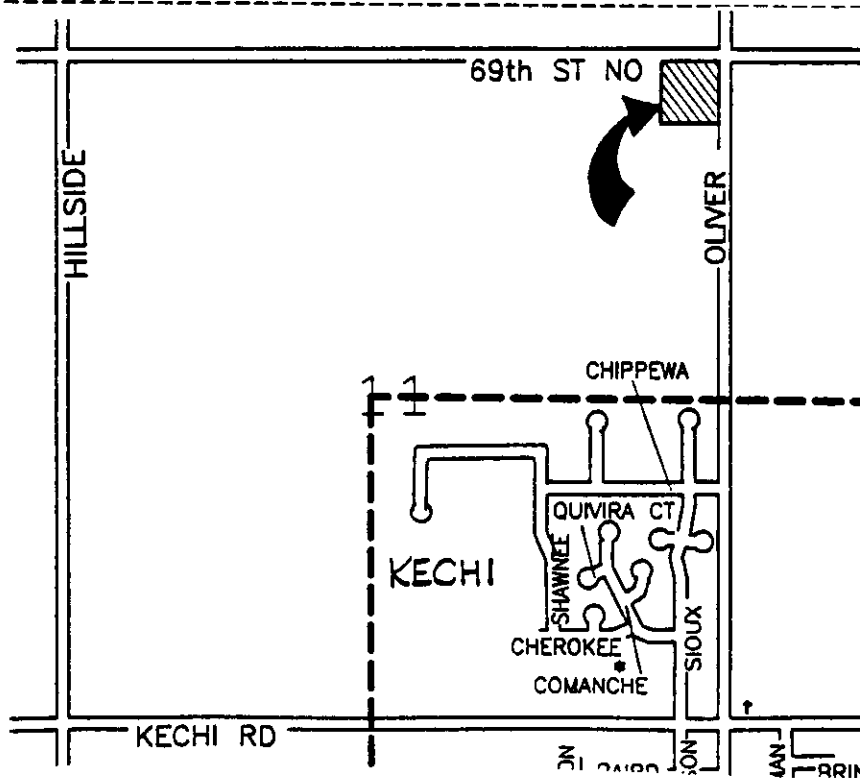
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.1 Acres

CURRENT ZONING: "R" Rural-Residential

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. On the final plat tracing, both the face of the plat and the plat's text shall indicate the dedication of access controls to both Oliver and 69th Street North. One hundred (100) feet of complete access control shall be indicated to both of these streets from the northeast corner of the plat. For the remaining frontages, two (2) openings to each street shall be indicated. The plat's text shall also note that the location of such openings shall be approved by the County Engineer.
- C. Although a 30-foot building setback to both Oliver and 69th Street North would be required for property zoned "R" rural residential, being at the intersection of two, mile line roads, 35-foot building setbacks shall be platted from the two adjacent streets. Although residential at this time, the potential commercial development of such intersections should be considered.
- D. If no easements are being granted by this plat, the reference to such easements shall be deleted from the plat's text.
- E. As indicated by the platting binder, the 2nd half of 1991 property taxes are due for this site. Prior to this plat being released for County Commission review, the applicant shall submit proof that these taxes have been paid.
- F. As requested by County Engineering prior to this plat being scheduled for City and County review, an approved drainage plan shall be obtained.
- G. On the final plat tracing the names of the County Commissioners shall be printed below their signature lines on the plat.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of



June 19, 1992

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Terra Tech Land Surveying, Inc.
Attn: Michele Goodrich
245 West Dewey
Wichita, KS 67202

Re: S/D 92-23 A.M. ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 18, 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 June 12, 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,

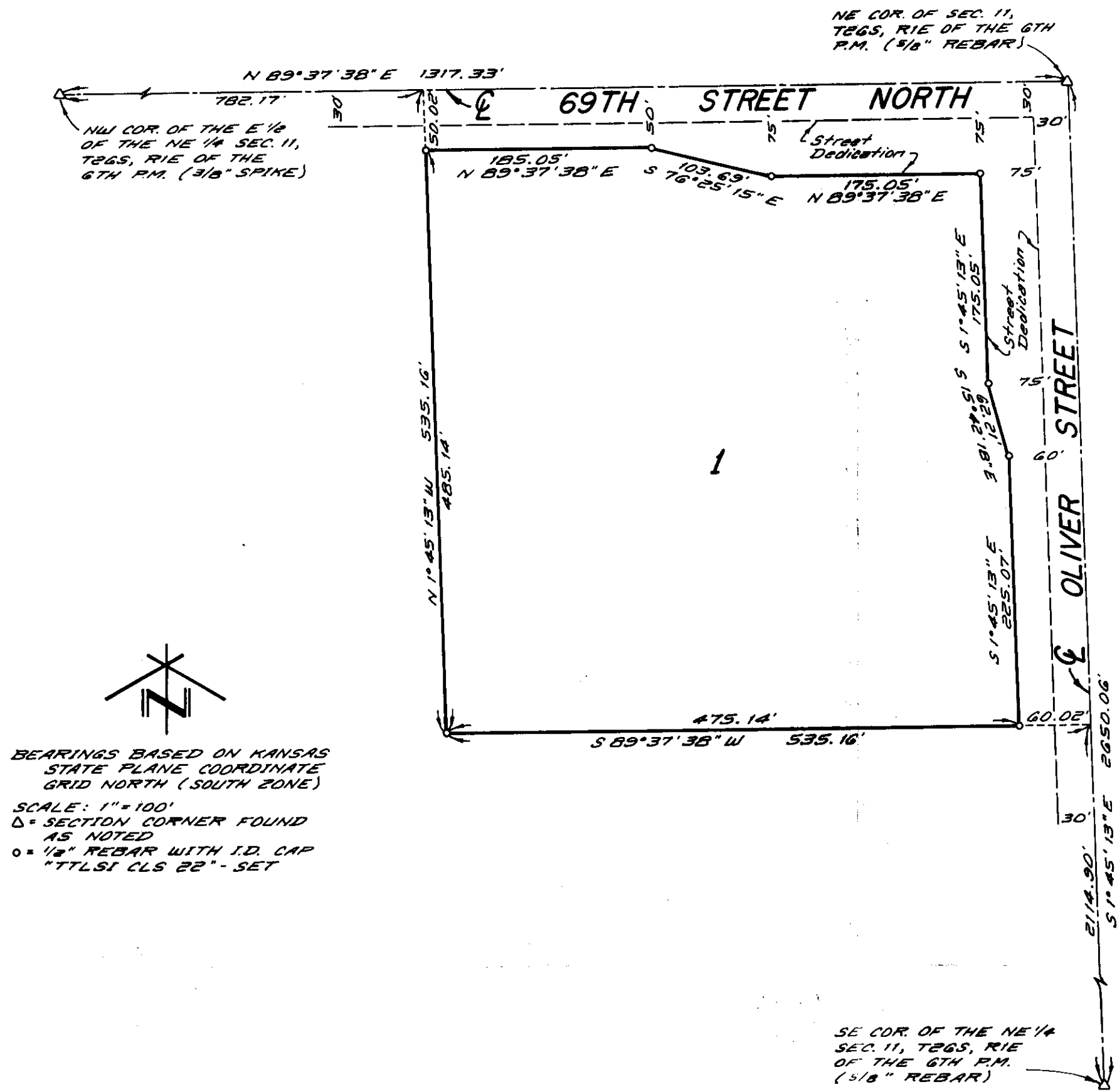
Don Losew
Senior Planner

DL:rh

cc: Mark Michaelis for Caster, P. O. Box 781411, Wichita 67230
Kechi City Clerk, Kechi City Hall, 200 W. Kechi Road, Kechi,
KS 67067
Mike Lindebak, City Engineer

FILE COPY

A.M. ADDITION
SEDGWICK COUNTY, KANSAS
(NE 1/4, SEC. 11, T26S, R1E)



STATE OF KANSAS)
SEDGWICK COUNTY) SS
TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "A. M. ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:
THE NORTH 535 FEET OF THE EAST 535 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.
MICHELE GOODRICH LS #958



DATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREETS, TO BE KNOWN AS "A. M. ADDITION", SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS AS SHOWN ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

LEE I. CASTER, JR. VIRGINIA M. CASTER

STATE OF KANSAS)
SEDGWICK COUNTY) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1992, BY LEE I. CASTER, JR., AND VIRGINIA M. CASTER, HUSBAND AND WIFE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FARM CREDIT BANK, MORTGAGEE ON THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "A. M. ADDITION", SEDGWICK COUNTY, KANSAS.

FARM CREDIT BANK

STATE OF KANSAS)
SEDGWICK COUNTY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1992, BY OF FARM CREDIT BANK, ON BEHALF OF THE BANK.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF 1992.

WICHITA CITY COUNCIL

MAYOR
BOB KNIGHT

DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT OF "A. M. ADDITION", 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. GOEBEL

SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF 1992.

BOARD OF COUNTY COMMISSIONERS

CHAIR

CHAIR PRO TEM

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: COUNTY CLERK
DON WRIGHT

STATE OF KANSAS)
SEDGWICK COUNTY) SS
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE DAY OF 1992, AT O'CLOCK .M.

REGISTER OF DEEDS
PAT KETTLER

CHIEF DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS DAY OF 1992.

COUNTY CLERK
DON WRIGHT