

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 10, 1992

Armstrong Land Survey
1021 E. Waterman
Wichita, KS 67211

Re: S/D 92-34 - SOUTHERN KANSAS TELEPHONE 2nd ADDITION
(Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 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 7, 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: Yvonne Coon, City Administrator, 129 East Ross Avenue, City
Hall, Clearwater, KS 67026
Southern Kansas Telephone, Inc., c/o Don Beintsen, Rt. 2, Box
47, Clearwater, KS 67026
Mike Lindebak, City Engineer

FILE COPY

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from County Engineering has indicated no drainage plan was submitted. The Subdivision Committee recommended the plat not be scheduled for MAPC review until a drainage plan is approved. The County has now approved the drainage plan (9/1/92).
- M. Since 135th Street West is a F.A.S. road, 60 feet of right-of-way rather than 50 feet shall be indicated on the final plat tracing for this road.

September 10, 1992

STAFF REPORT
(Final Plat Approved 8/6/92)

CASE NUMBER: S/D 92-34 - SOUTHERN KANSAS TELEPHONE 2ND ADDITION

OWNER/APPLICANT: Southern Kansas Telephone, Inc.

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Wichita, KS 67211

LOCATION: West of 135th Street West and south of 95th Street South

SITE SIZE: 5.4 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. Since Clearwater's sanitary sewer and water facilities are adjacent or reasonably available for use by this site, the applicant shall make arrangements with Clearwater for the extension of sanitary sewer and municipal water to this Addition. A letter shall be submitted, from the City of Clearwater, indicating that such satisfactory arrangements have been made.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If any of the site's drainage is to the railroad right-of-way to the west of the plat, a letter shall be provided from the railroad (Mo. & Pac.) indicating their willingness to receive such drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The setback along the south line of this plat is appropriate and is being provided to create a buffer between this site and the residential area immediately to the south.
- F. With regard to the access control shown for this site to 135th Street West, the following changes shall be made on the final plat tracing:
 - 1. The word "complete" should be deleted from the face of the plat since an opening is being allowed.
 - 2. The platator's text should note that access control, except for 1-opening is being dedicated to 135th Street West across this site's east line. The text is now implying that complete access control is being dedicated.
- G. In terms of the signature blocks, the following changes shall be made to the final plat tracing;
 - 1. For the County Commission, the following order shall be indicated:
 - Betsy Gwin, Chair
 - Mark F. Schroeder, Chair Pro Tem
 - Paul W. Hancock, Commissioner
 - Bernard A. Hentzen, Commissioner
 - Billy Q. McCray, Commissioner
 - 2. The MAPC Chairman shall be Christopher J. Goebel.
- 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.

SOUTHERN KANSAS TELEPHONE 2ND ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8-6-92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-7-92

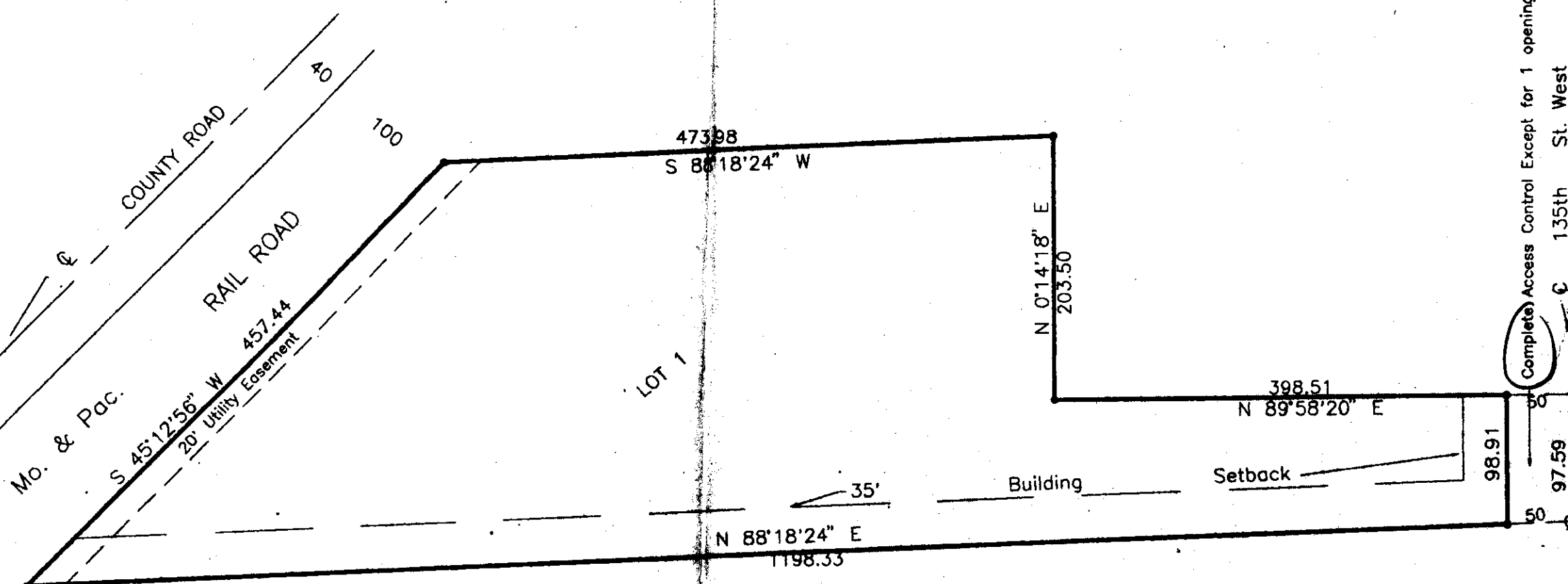
OFFICE COPY
DO NOT REMOVE

FINAL PLAT



1"=100'

o - 5/8" rebar set



S.E. cor N.E. 1/4
Sec. 23-1295-R2W

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1990.

_____, Chairman
George Sherman
_____, 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 _____, 1991.

_____, Chairman
Billy Q. McCray
_____, Chairman Pro Tem
Betsy Gwin
_____, Commissioner
Paul W. Hancock
_____, Commissioner
Bernard A. Hentzen
_____, Commissioner
Mark F. Schroeder
_____, County Clerk
Don Wright

Entered on transfer record the _____ day of _____, 1991.

_____, County Clerk
Don Wright

State of Kansas)
County of Sedgwick) ss

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 _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Rupp

State of Kansas)
County of Sedgwick) ss

I, C. Armstrong, a Registered Land Surveyor in said Sedgwick County do hereby certify that on this _____ day of _____, 1992, I have surveyed and plotted "SOUTHERN KANSAS TELEPHONE 2ND ADDITION" to Sedgwick County, Kansas, the same being described as a tract beginning at the corner of the N.E. quarter of Section 23, T29S, R2W of Sedgwick County, Kansas, and running North 1/4th of said N.E. quarter; thence West 398.51 feet at right angles to the line of said N.E. quarter; thence North at a deflection of the right of 90 degrees 15' for a distance of 203.5 feet; thence at a deflection angle to the left of 90 degrees for a distance of 460.43 feet to the southerly line of the Missouri Pacific Railroad right-of-way; thence southerly along said railroad right-of-way 477.19 feet to the south line of said N.E. quarter; thence East 1198.6 feet to the point of beginning, except public road right-of-way to the East, containing 5.5 acres more or less;

C. ARMSTRONG R.L.S. #780

I, _____, by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be divided into a Lot and Block to be known as "SOUTHERN KANSAS TELEPHONE 2ND ADDITION" to Sedgwick County, Kansas. The same is hereby dedicated for the use of the public. Utility easements, as indicated, for construction and maintenance of public utilities is hereby granted. All future rights of access to and from 135th street over and under the east line of lot 1 is hereby granted to the appropriate governing body.

Southern Kansas Telephone Co., Inc.

_____, Secretary-Treasurer
Bill A. Mikesell

State of Kansas)
County of Sedgwick) ss

I, _____, Notary Public in and for said state and county, do hereby certify that the foregoing instrument of _____ was duly acknowledged before me on this _____ day of _____, 1992, and that the day and year above stated are the day and year above stated.

_____, Notary Public

My commission expires: _____