METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4561

March 18, 1988

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

Re: Final Plat S/D 88-11 - WANNOW 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 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 March 11, 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 for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Valley Wholesale Floral, Inc.,
Attn: Gerald Yocum, Secretary/Treasurer, 4635 N. Arkansas, Wichita, KS 67204

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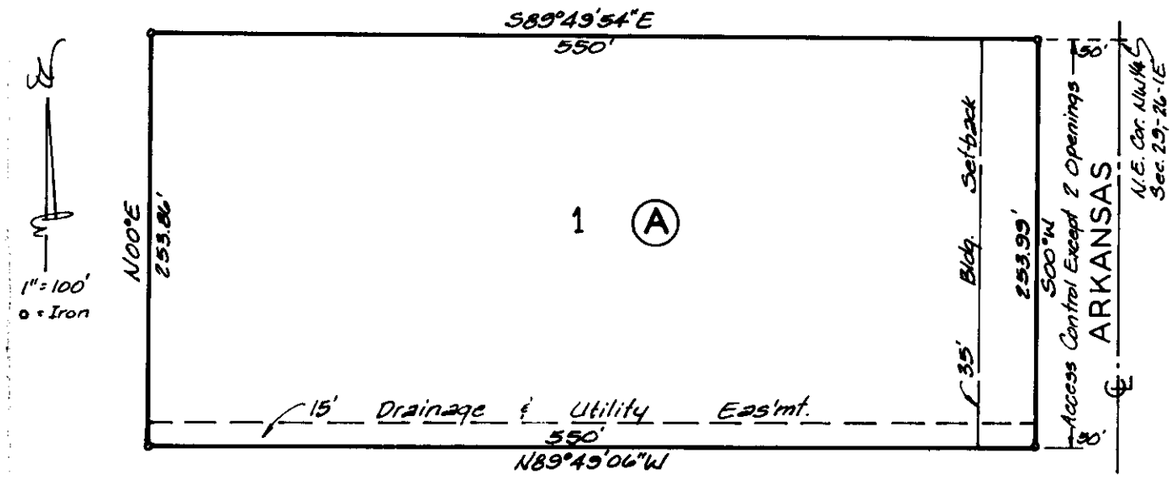
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FINAL PLAT

WANNOW 2ND ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/10/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/11/88



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WANNOW 2ND ADDITION," 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, Block A, Wannow Addition, Sedgwick County, Kansas and the west 300 feet of the east 600 feet of Government Lot 2 in the NW¼ of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date

Baughman Company, P.A.

Surveyor

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 and block to be known as "WANNOW 2ND ADDITION," Sedgwick County, Kansas. The drainage and utility easement is hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. All abutters rights of access to or from Arkansas Ave. over and across ~~the east~~ line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Arkansas Ave. at two points as shall be determined by the City Engineer ~~of Wichita, Kansas.~~

Appropriate Governing Body

Appropriate

Still County

Valley Wholesale Floral, Inc.

Gerald A. Yocum, Sec., Treas.

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Gerald A. Yocum, Secretary-Treasurer of Valley Wholesale Floral, Inc., on behalf of the corporation.

Notary Public

My Appt. Exp. _____

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198__.

Mark F. Schroeder, Chairman

Billy Q. McCray, Chairman Pro Tem

David Bayouth, Commissioner

Tom Scott, Commissioner

Bernard A. Hentzen, Commissioner

Don Wright, County Clerk

Replat appears to be vacating Esm'ts ~~KSA~~

This plat of "WANNOW 2ND 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 _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this _____ day of _____ 198__.

Don Wright, County Clerk

State of Kansas } S.S.
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 _____ 198__, at _____ o'clock ___ M., and is duly recorded.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "WANNOW 2ND ADDITION," Sedgwick County, Kansas.

Kansas State Bank and Trust

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____, _____ of Kansas State Bank and Trust, on behalf of the bank.

Notary Public

My Appt. Exp. _____

STAFF COMMENTS:

NOTE: An associated zone case (SCZ-0589) has been filed on this site requesting "C" (general commercial) zoning for the portion presently zoned "R-1" (suburban residential). This zoning case is scheduled for the MAPC's March 17, 1988 meeting.

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. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. The applicant is advised that the residential width drive approach serving this site should either be closed or reconstructed to the commercial-width standard.

E. Since easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

F. Since this site is not currently within the City, the plattor's text should indicate that access control is being dedicated to the "appropriate governing body" and that the access openings shall be determined by the "appropriate engineer".

G. Approval of this plat is subject to approval of the associated zone case.

H. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.

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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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.

M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #2/9

MARCH 17, 1988

STAFF REPORT

CASE NUMBER: S/D 88-11 - WANNOW 2ND ADDITION

OWNER/APPLICANT: Valley Wholesale Floral, Inc.,
Attn: Gerald A. Yocum, Secretary Treasurer,
4635 N. Arkansas, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Arkansas, south of 46th Street North.

SITE SIZE: 3.2 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 139,657.75 Sq. Ft.

CURRENT ZONING: "C" and "R-1"

PROPOSED ZONING: "C" (SCZ-0589)

VICINITY MAP:

