

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

FILE COPY

March 31, 1988

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

Re: Final Plat S/D 88-18 - KISSACK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 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 25, 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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

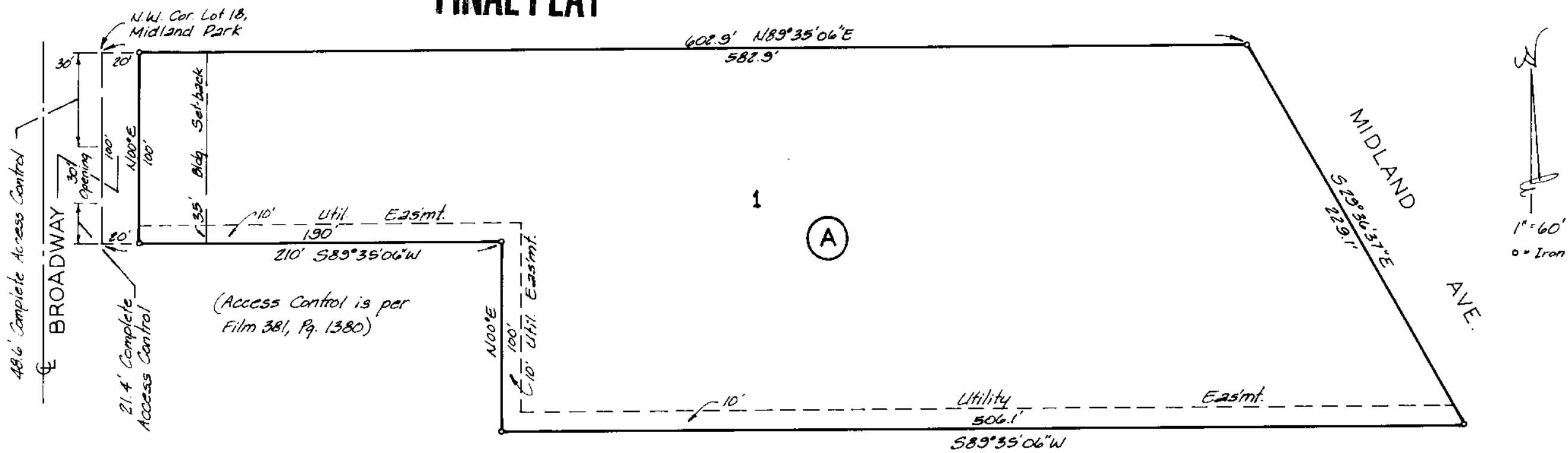
Donald Losew
Junior Planner

DL:jcm

cc: Marjorie M. Kissack, 4950 S. Broadway, Wichita, KS 67216

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/24/88 SUBJECT **KISSACK ADDITION**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/25/88 SEDGWICK COUNTY, KANSAS

FINAL PLAT



State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A., Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "KISSACK 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 all of Lot 18, the east 190 feet of Lot 19, and the north
100 feet of Lots 22, and 23, Midland Park, Sedgwick County,
Kansas. Being situated in the NW 1/4 of Sec. 28, Twp. 28-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
I, the undersigned, have caused the land described in the
surveyors certificate to be platted into a lot, block and street
to be known as "KISSACK ADDITION," Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The
street is hereby dedicated to and for the use of the public.
Access control as shown on plat and as recorded on film 381,
at page 1380.

Marjorie M. Kissack

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
Marjorie M. Kissack, a single person.

My Appt. Exp _____ Notary Public

This plat of "KISSACK 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

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 G. McCray Chairman Pro Tem

David Bayouth Commissioner

Tom Scott Commissioner

Bernard A. Hentzen Commissioner

Don Wright County Clerk

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

Don Wright County Clerk

State of Kansas }
Sedgwick County } S.S. 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

STAFF COMMENTS:

NOTE: A change from County "R-1" (suburban residential) to County "C" (general commercial) zoning has been approved for this site subject to replatting by March 2, 1989. (SCZ-0586)

- 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 serving this site should either be closed or reconstructed to commercial width standards.
- E. On the final plat tracing, the centerline of adjacent Midland Avenue shall be depicted along with the condemnation case number for the railroad right-of-way that apparently exists between this plat and Midland Avenue.
- F. On the final plat tracing, the granting of access control to Broadway shall be more completely referenced in the plat's text.
- G. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 24, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-18 - KISSACK ADDITION

OWNER/APPLICANT: Marjorie M. Kissack, 4950 S. Broadway,
Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Broadway, south of 58th Street South.

SITE SIZE: 2.54 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 108,897 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "C" (SCZ-0586)

VICINITY MAP:

