



June 19, 1992

METROPOLITAN AREA PLANNING
DEPARTMENTCITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421Baughman Company
Attn: Brent Wooten
315 Ellis
Wichita, KS 67211

Re: S/D 92-22 BIRKLE ADDITION (Final Plat)

Dear Mr. Wooten:

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: Daniel W. Birkle, 15321 W. Dora Circle, Wichita, KS 67052
Mike Lindebak, City Engineer

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of delivery, and the tentative mailbox locations can be determined.

- 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.

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 92-22 - BIRKLE ADDITION

OWNER/APPLICANT: Daniel W. Birkle, 15321 W. Dora Circle,
Wichita, KS 67052

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS
67211

LOCATION: West of 151st Street West and 1/2 mile south
of U.S. 54

SITE SIZE: 5 Acres

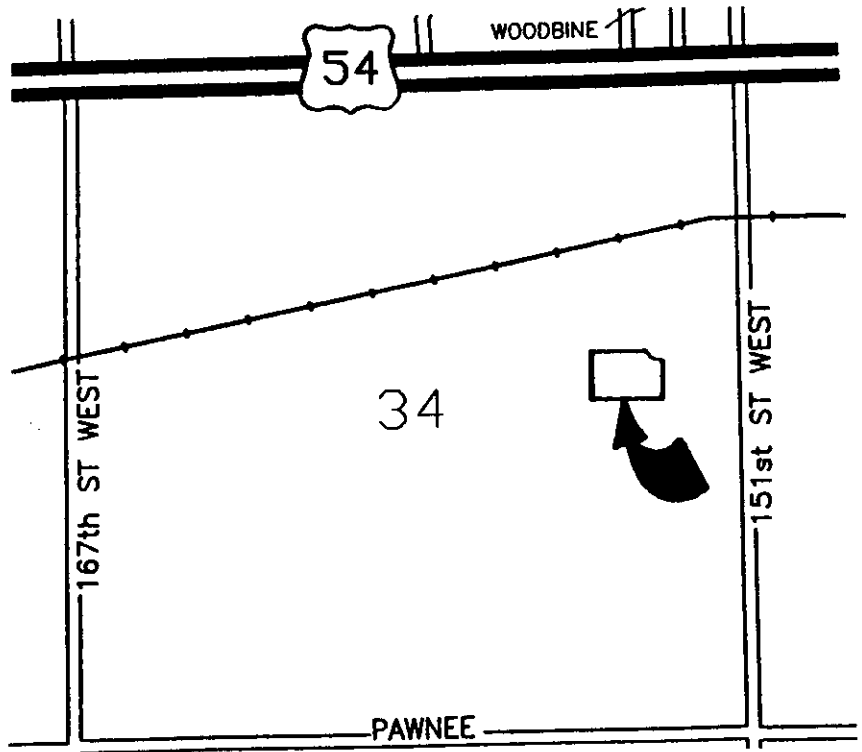
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



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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. The applicant shall guarantee the installation of Dora Circle to a suburban street standard from the cul-de-sac adjacent to this plat, eastward to the existing street surface.
- C. Prior to this plat being scheduled for City and County review, the applicant shall meet with Planning Department staff to determine if or how right-of-way for the continuation of Dora Circle should be provided. If any street right-of-way is to be tied to this plat, the final plat tracing shall indicate such dedication.
- D. The final plat tracing shall show an appropriate 25-foot building setback from any right-of-way dedication for Dora Circle.
- E. According to the present plat binder, title to the area being platted is with Lloyd L. Jeffery and not Daniel and Sherry Birkle as indicated on the plat. Before this plat will be released for County review, proof that the property is in the Birkles' ownership shall be provided.

Based on the ownership indicated in the platting binder, it appears that the present owner is the same as the person who platted the Jeffery Addition and may also own much of the property adjacent to the site now being platted. The ability to dedicate right-of-way and/or provide additional property (as noted in Comment C) to assure a 5-acre plat would therefore be in the control of the person(s) actually platting the site. The applicant's agent should be prepared to indicate the ownerships in this area. The agent is reminded that the Subdivision Regulations require that such information be shown on the preliminary or sketch plat.

- F. 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.
- 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. 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

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DO NOT REMOVE

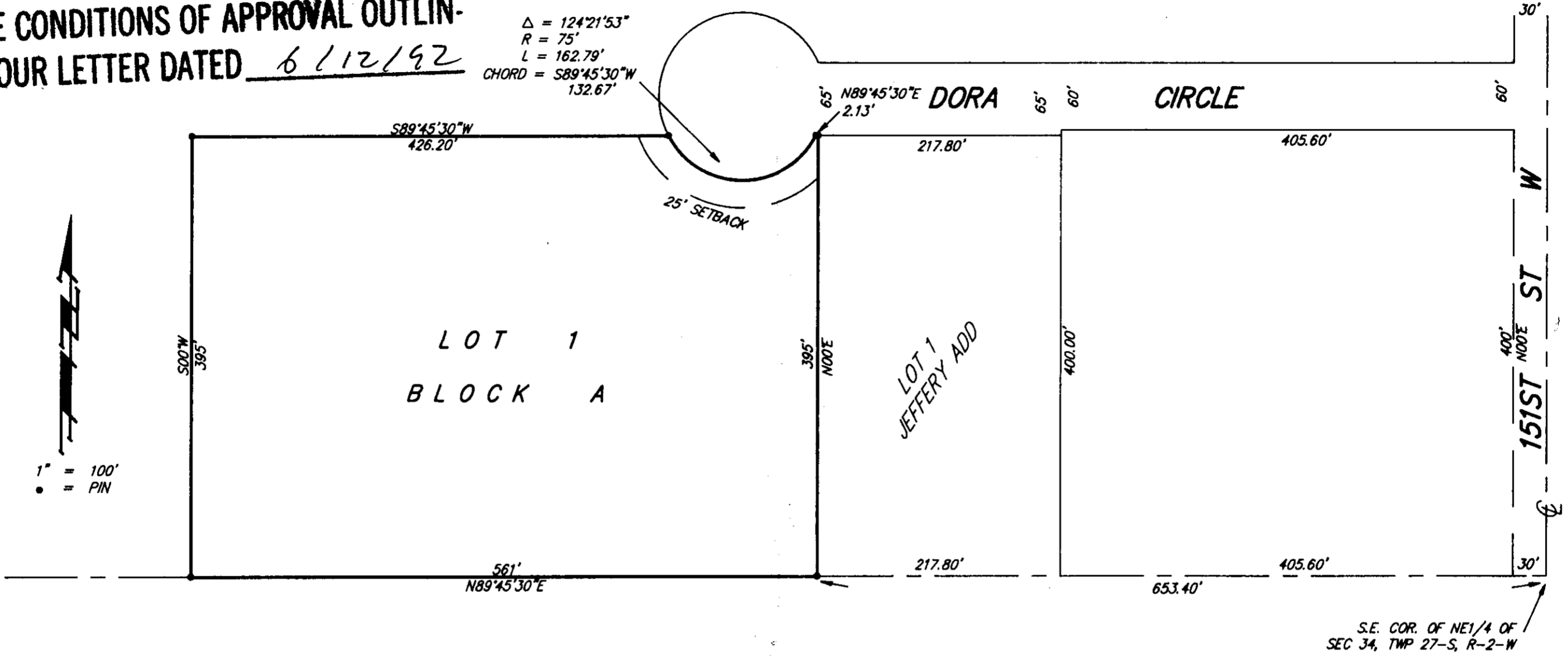
FINAL PLAT

BIRKLE ADDITION

SEDGWICK COUNTY, KANSAS

See MAC Mrs. =>
No further platting
would be approved in this
area until SS & H2O are
available

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/11/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/12/92



State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that have surveyed and platted "BIRKLE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 34, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. Corner of said NE1/4; thence S89°45'30"W, along the south line of said NE1/4, 653.4 feet to the S.W. Corner of Lot 1, Jeffery Addition, Sedgwick County, Kansas, for a place of beginning; thence N00°E, along the west line of said Lot 1, 395 feet to the N.W. Corner of said Lot 1; thence S89°45'30"W, along the south line of Dora St. as platted in said Jeffery Addition, 2.13 feet to the P.C. of a Cul-De-Sac, having a radius of 75 feet; thence southwesterly, westerly and northwesterly, along said Cul-De-Sac, through a central angle of 124°21'53", an arc distance of 162.79' (having a chord bearing S89°45'30"W, 132.67 feet); thence S89°45'30"W, 426.20 feet; thence S00°W, 395 feet; to the south line of said NE1/4; thence N89°45'30"E, along the south line of said NE1/4, 561 feet to the place of beginning.

Baughman Company, P.A.

Date _____

Mark A. Savoy 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 "BIRKLE ADDITION", Sedgwick County, Kansas.

Daniel W. Birkle Sherry K. Birkle

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1992, by Daniel W. Birkle and Sherry K. Birkle, husband and wife.

Notary Public
My App't. Exp. _____

This plat of "BIRKLE 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 Krout

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1992.

Chairman
Betsy Gwin

Chairman Pro-Tem
Mark F. Schroeder

Commissioner
Billy Q. McCray

Commissioner
Paul W. Hancock

Commissioner
Bernard A. Hentzen

County Clerk
Don Wright

Entered on transfer record this _____ day of _____ 1992.

County Clerk
Don Wright

State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1992, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa