



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 16, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-107 FACHNER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Kansas State Bank & Trust/Rick Thompson Construction
123 N. Market, Wichita, KS 67202
Rick Thompson
250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

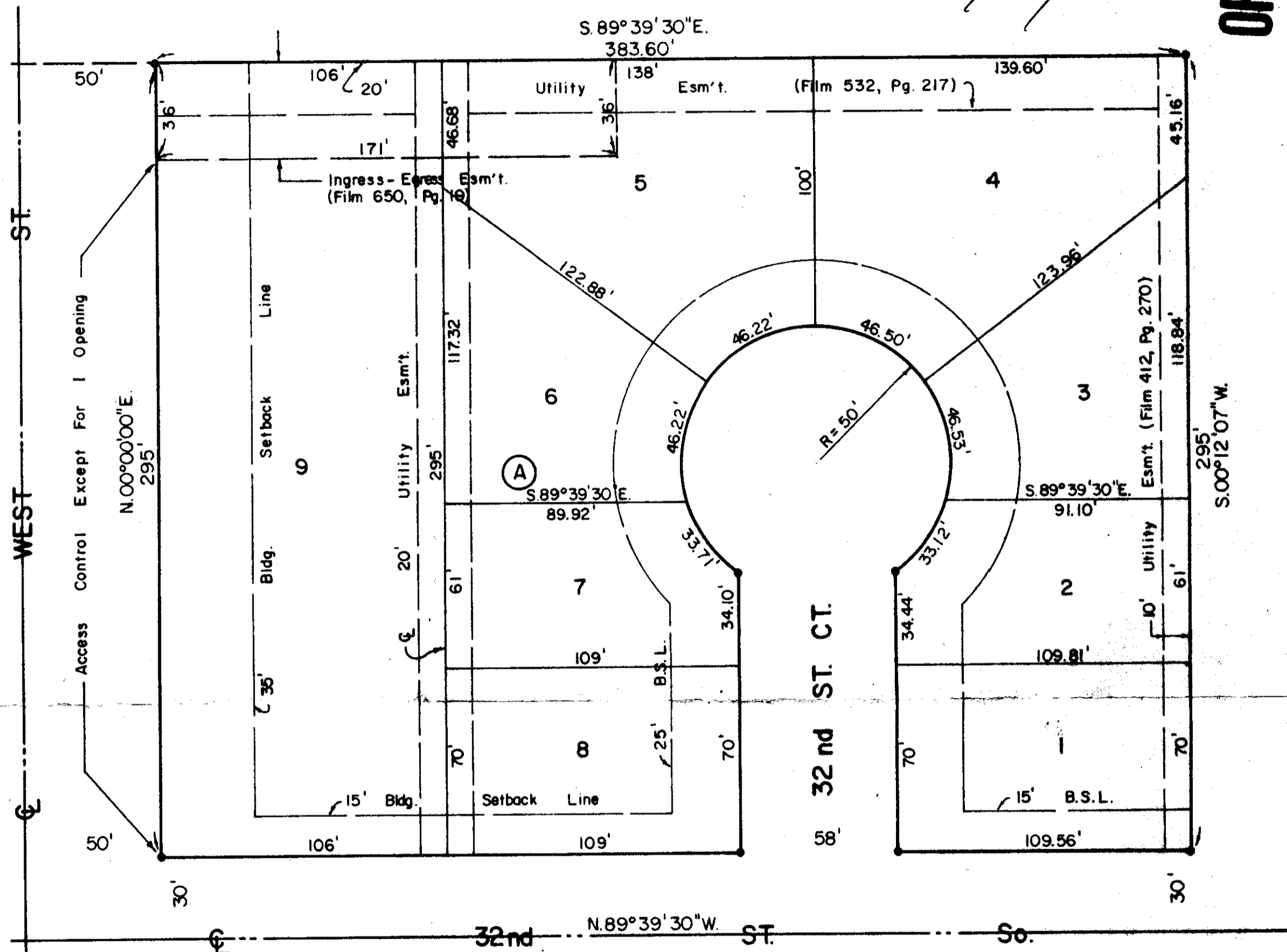
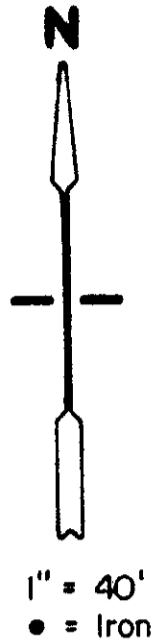
FINAL PLAT

FACHNER ADDITION

TO WICHITA, SEDGWICK COUNTY, KS.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/9/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/12/89

**OFFICE COPY
DO NOT REMOVE**



Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block and a Street, to be known as "FACHNER ADDITION" to Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. [A] aboves rights of access to and from West Street, over and across the West line of Lot 9, Block A, are hereby granted to the City of Wichita, provided however, that Lot 9 shall have access to West Street at two locations, as determined by the City Engineer.

limit to South 259ft + only one (1) open;

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "FACHNER ADDITION" to Wichita, Sedgwick County, Kansas, into Lots, a Block and a Street, the same being accurately set forth on the accompanying plat, and described as the South Half of Lot 10, Block 1, Fourth Addition to Southwest Village, Wichita, Sedgwick County, Kansas, together with the West Half of the vacant alley adjoining on the East.

Don C. Moehring II
Surveyor

KANSAS STATE BANK AND TRUST COMPANY

Arnold D. Gray
President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1989, before me, a Notary Public in and for said State and County, came Kansas State Bank and Trust Company, by Arnold D. Gray, President, in behalf of the Bank, to be personally known to me the same person who executed the foregoing instrument, and who duly acknowledged the execution of the same to me, of and as the act and deed of said Bank. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Janet K. White
Notary Public
My Commission Expires _____

*Med
KSA 12-5124*

This plat of "FACHNER ADDITION" has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission.

_____ day of _____, 1989.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman

Secretary

This plat has been approved and all dedications shown herein, if any, accepted by the City Council of the City of Wichita, this _____ day of _____, 1989.

Mayor

Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
This is to certify that this instrument was filed for record in the Register of Deeds Office of _____ on the _____ day of _____, 1989.

Register of Deeds

Deputy

City of _____, 1989.

County Clerk

- M. 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.
- N. 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 delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.

February 16, 1989

STAFF REPORT

(Final Plat Approved 2/9/89; Preliminary Plat Approved 12/29/88)

CASE NUMBER: S/D 88-107 - FACHNER ADDITION

OWNER/APPLICANT: Kansas State Bank & Trust/Rick Thompson Const.
123 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East Side of West Street, north of 32nd Street North

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

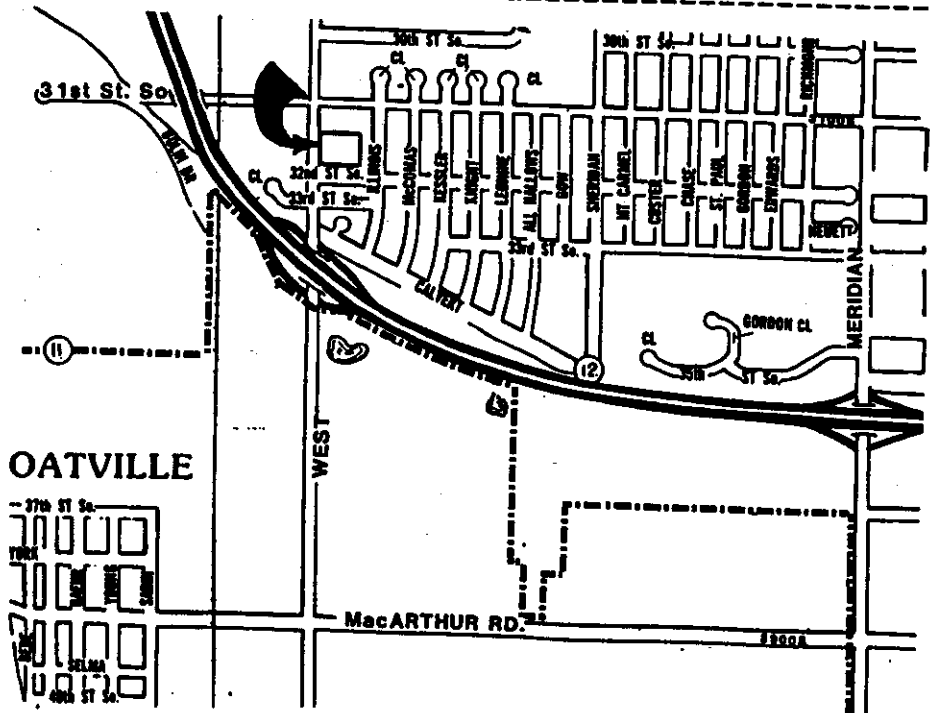
Residential:	8
Office:	
Commercial:	1
Industrial:	
Total:	9

MINIMUM LOT AREA: 6330 sq. ft.

CURRENT ZONING: "LC" light commercial

PROPOSED ZONING: "LC" and "AA" (one-family) or "A" (two-family)

VICINITY MAP:



STAFF COMMENTS:

- A. Since a portion of this site is being platted for residential development, the applicant shall file for a rezoning of that portion from the present "LC" (light commercial) to the type of residential use being considered. Approval of this plat is subject to approval of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the abandonment of municipal water lines not being covered by a public utility easement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 50-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The MAPC signature block shall show Sue L. Crockett as Chairman.
- I. The platter's text shall describe access control as being limited to the south 259-feet of Lot 9 and shall permit one opening. Access control cannot be platted for the north 36-feet of Lot 9.
- J. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 32nd Street South by this lot's commercial zoning, be waived.
- K. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- L. Since public utility easements are proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text. Specifically, the preliminary plat shows a cross-shaped 20-foot utility easement within this plat. The engineer's text on the final plat tracing shall be amended to reference the vacation of this utility easement, by virtue of K.S.A. 12-512(b).