

EDGEMOCK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1555
(316) 268-4501

January 21, 1988

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

Re: Final Plat S/D 87-125 - STARKEY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 21, 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 January 14, 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

cc: Starkey Developmental Center for Retarded, Inc, 144 S. Young,
Wichita, KS 67209

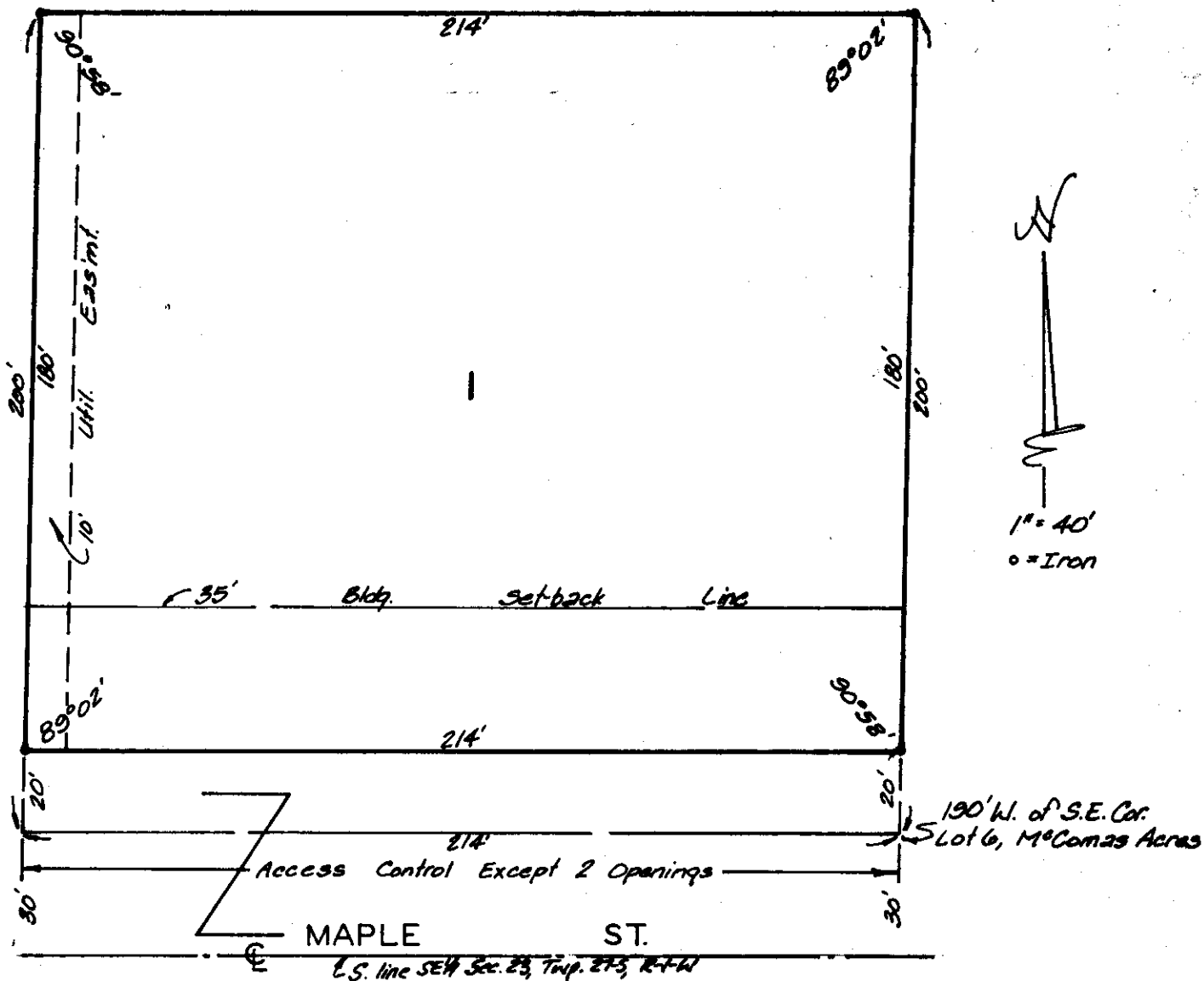
FILE COPY

FINAL PLAT

STARKEY ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/14/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/14/88



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "STARKEY ADDITION" Wichita, Kansas,
and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat
of the south 200 feet of Lot 6 except the east 190 feet, and
the south 200 feet of the east 98.5 feet of Lot 7, McCornac
Acres, Sedgwick County, Kansas. Being situated in the
SE 1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas.

Date

Baughman Company, P.A.

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
street to be known as "STARKEY ADDITION," Wichita, Kansas.
The utility easement is 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. All abutters rights of access to or from Maple
Street over and across the south line of Lot 1 are here-
by granted to the City of Wichita, provided however that
Lot 1, shall have access to Maple Street at two points
as shall be determined by the City Engineer of Wichita,
Kansas.

Starkey Developmental Center for Retarded, Inc.

President

This plat of "STARKEY ADDITION,"
Wichita, 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.

Chairman

Secretary

Marvin S. Krout

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

Mayor

Robert G. Knight

Deputy City Clerk

Dale E. Resa

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

County Clerk

Don Wright

State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of
Deeds this _____ day of _____ 198____,
at _____ o'clock _____ M., and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____ by
_____, President of Starkey Developmental
Center for Retarded, Inc., on behalf of the corporation.

Notary Public

My Appt. Exp. _____

STAFF COMMENTS:

NOTE: An associated zone case (Z-2799) requesting "LC" (light commercial) zoning, for the portion of this site that is presently zoned "AA", has been approved subject to replatting by April 14, 1988 (this date reflects a six month extension of time from the original date to complete the replat).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approaches to Maple Street and if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from City 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.

JANUARY 21, 1988

STAFF REPORT

CASE NUMBER: S/D 87-125 - STARKEY ADDITION

OWNER/APPLICANT: Starkey Developmental Center for Retarded, Inc.,
144 S. Young, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, between Tracy and Young.

SITE SIZE: 0.98 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 38,514.5 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2799)

VICINITY MAP:

