



CITY OF WICHITA, KANSAS  
METROPOLITAN AREA PLANNING  
COMMISSION  
SUBDIVISION COMMITTEE  
315 E. WILSON  
WICHITA, KANSAS 67202

February 5, 1988

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

Re: Final Plat S/D 88-3 - JAMES C. GREEN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 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 29, 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,

A handwritten signature in cursive script, reading "Donald Losew", is written over the typed name.

Donald Losew  
Junior Planner

DL:dlk

cc: James C. Green, 3702 N. Arkansas, Wichita, KS 67204

**FILE COPY**

OFFICE COPY

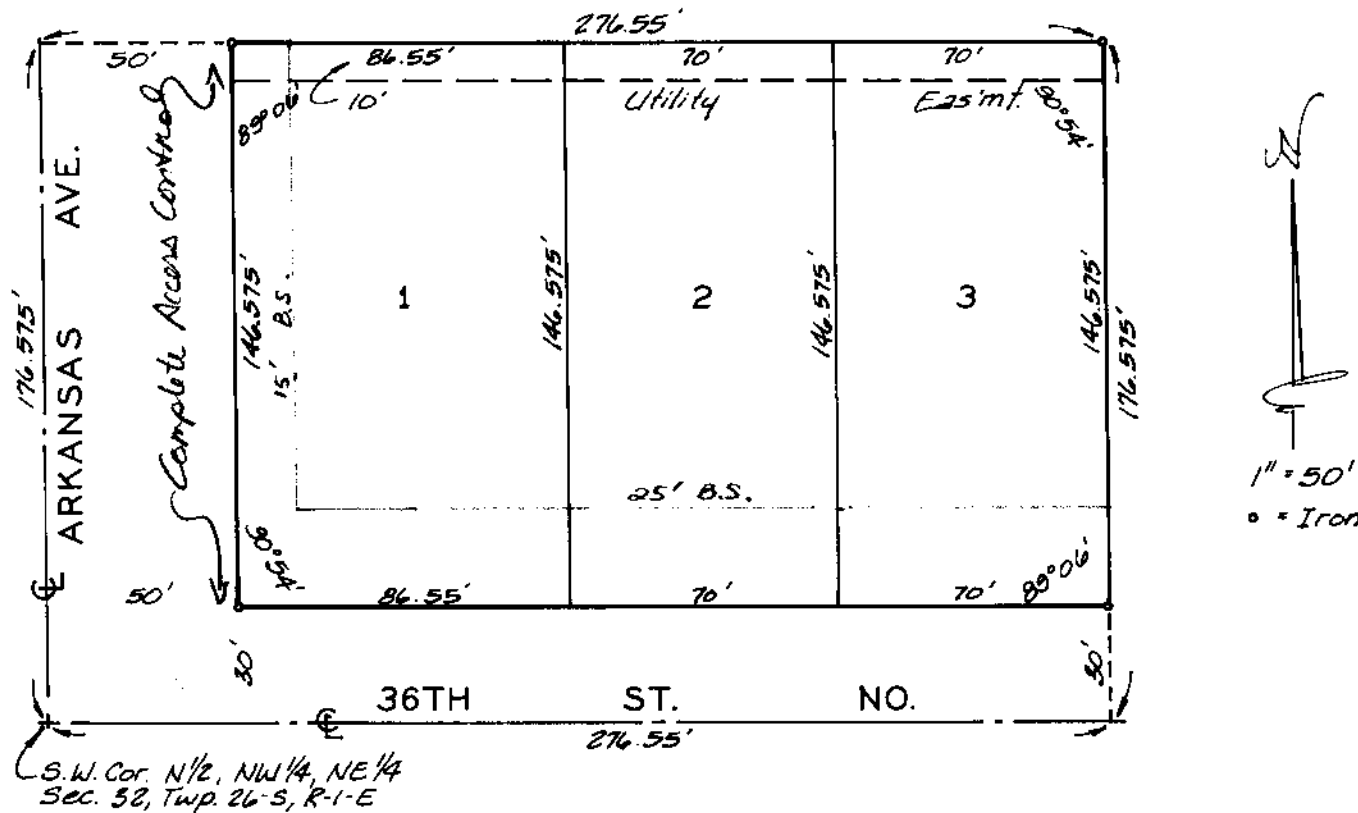
DO NOT REMOVE

FINAL PLAT

## JAMES C. GREEN ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 11/28/88 SUBJECT  
TO THE COMMISSIONER OF REVENUE  
FILED IN OUR LETTER DATED 11/28/88



This plat of "JAMES C. GREEN  
ADDITION," Wichita, Kansas, has been submitted to  
and approved by the Wichita-Sedgwick County Metro-  
politan 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 dedica-  
tions 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 }  
Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors  
in aforesaid county and state do hereby certify that we  
have surveyed and platted "JAMES C. GREEN ADDITION,"  
Wichita, Kansas, and that the accompanying plat is a true  
and correct exhibit of the property surveyed, described  
as beginning at the S.W. Corner of the N 1/2 of the NW 1/4  
of the NE 1/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M.,  
Sedgwick County, Kansas; thence north, 176.575 feet; thence  
east, 395.14 feet; thence south, 176.575 feet; thence west,  
395.14 feet to the place of beginning, except the east 148.95  
feet thereof. Existing right-of-ways being vacated by virtue  
of KSA 12-512(b).

\_\_\_\_\_  
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 lots and  
streets to be known as "JAMES C. GREEN ADDITION,"  
Wichita, Kansas. The utility easement is hereby granted  
as indicated for the construction and maintenance of all  
public utilities. The streets are hereby dedicated to and  
for the use of the public.

\_\_\_\_\_  
James C. Green

\_\_\_\_\_  
Mary G. Green

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

State of Kansas }  
Sedgwick County } s.s. The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_ by  
James C. Green and Mary G. Green, his wife.

\_\_\_\_\_  
My Appt. Exp. \_\_\_\_\_ Notary Public

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall attempt to obtain a valid petition for the paving of 36th Street North adjacent to the south line of this subdivision.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, a 25-foot building setback shall be indicated on each lot from 36th Street North. A 20-foot sideyard setback shall be indicated from Arkansas Avenue on Lot 1.
- F. On the final plat tracing, "complete access control" shall be granted to Arkansas Avenue across the west line of Lot 1.
- G. The applicant shall guarantee the closure of the driveway to Arkansas Avenue from Lot 1.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required by this plat?

JANUARY 28, 1988

STAFF REPORT  
(Final Plat)

**CASE NUMBER:** S/D 88-3 - JAMES C. GREEN ADDITION

**OWNER/APPLICANT:** James C. Green, 3702 N. Arkansas, Wichita, KS 67204

**SURVEYOR/ENGINEER:** Baughman Company, P.A.

**LOCATION:** Northeast corner of 36th Street North and Arkansas.

**SITE SIZE:** 1.1 Acres

**NUMBER OF LOTS:**

|              |   |
|--------------|---|
| Residential: | 3 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 3 |

**MINIMUM LOT AREA:** 8,793 Sq. Ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "AA"

VICINITY MAP:

