

STAFF COMMENTS:

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the associated zone change resolution will not be published until a copy of the approved and recorded restrictive covenant has been submitted to the MAPD, as provided for during the rezoning hearings. If this covenant has not yet been recorded it should be submitted to the Planning Department with the final plat tracing for recording.
- C. On the final plat tracing, as indicated in the platlor's text, two openings shall be provided to Central Avenue. The face of the plat should indicate this same number of openings (two instead of the three now shown).
- D. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the County Commission.
- G. 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.
- H. 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.

June 7, 1990

STAFF REPORT
(Revised Final Plat Approved 5/31/90)

CASE NUMBER: S/D 90-8 - REBER ADDITION

OWNER/APPLICANT: Ralfe Reber, 13777 E. Central, Wichita, KS
67230

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South side of Central in an area west of 143rd
St. East

SITE SIZE: 5.6 Acres

NUMBER OF LOTS

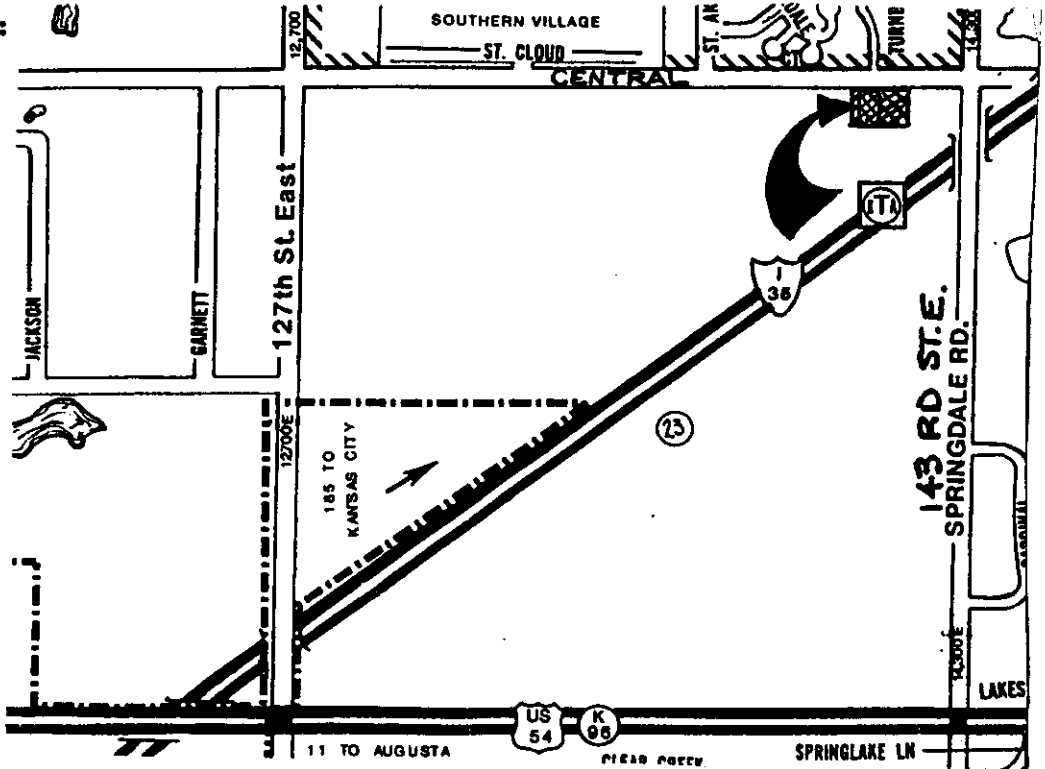
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "BB" Office (SCZ-0616) & "R-1" Suburban
Residential

VICINITY MAP:



METROPOLITAN AREA PLANNING
DEPARTMENTCITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561Baughman Company
315 Ellis
Wichita, KS 67211

June 7, 1990

Re: S/D 90-8 - Reber Addition (Revised)

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 1, 1990.

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 plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

cc: Ralfe D. Reber, 13777 E. Central, Wichita, KS 67230
Everett Fettis, 120 S. Market, #504, Wichita, KS 67202
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer
Jack Brown, County Health Department

FILE COPY

REBER ADDITION

SEDGWICK COUNTY, KANSAS.

This plat of "REBER 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 _____ 1990.

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 _____ 1990.

_____ Mayor

Bob Knight

_____ City Clerk

John Moir

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 1990.

_____ Chairman

Mark F. Schroeder

_____ Chairman Pro-Tem

David Bayouth

_____ Commissioner

Paul W. Hancock

_____ Commissioner

Bernard A. Hentzen

_____ Commissioner

Billy Q. McCray

_____ County Clerk

Don Wright

Entered on transfer record this _____ day of _____ 1990.

_____ County Clerk

Don Wright

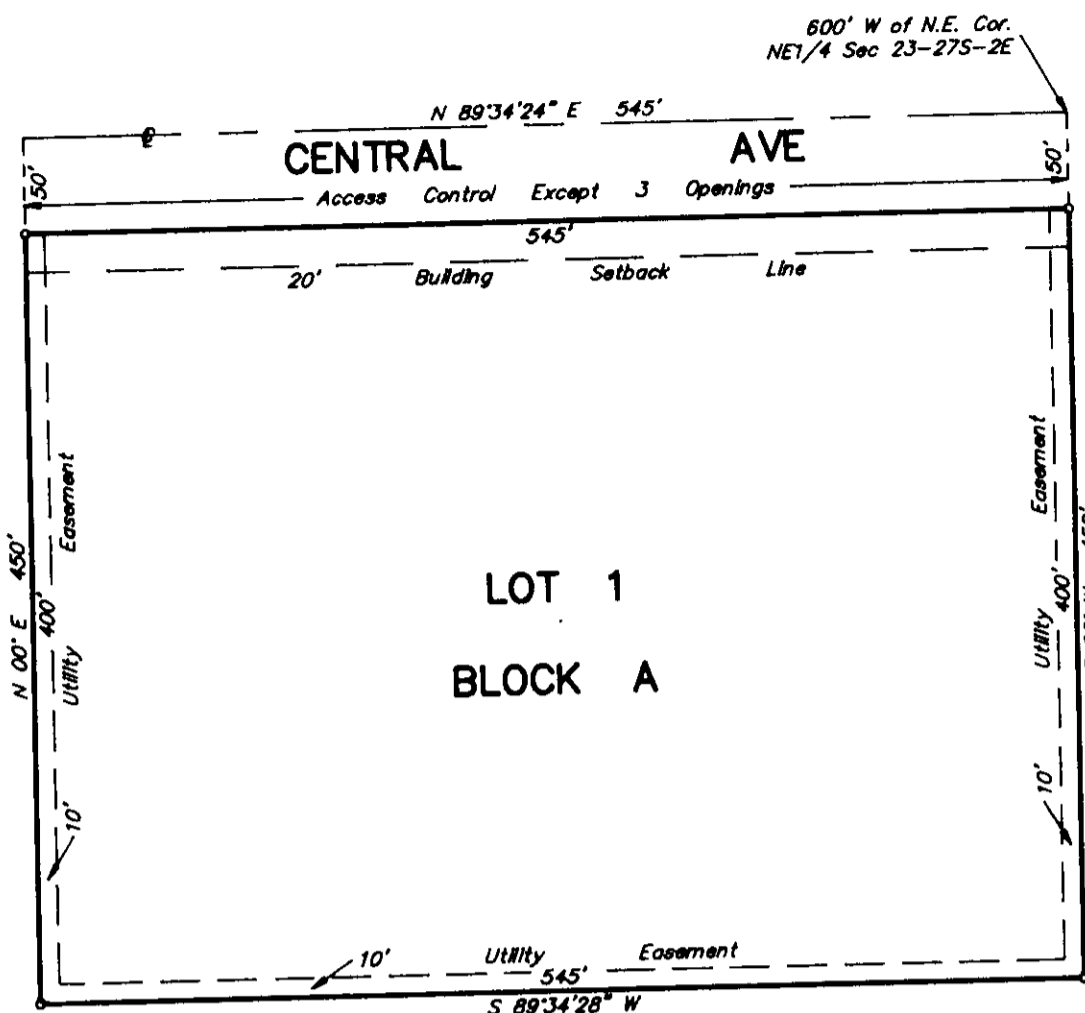
State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1990, at _____ o'clock _____ M; and is duly recorded.

_____ Register of Deeds

Pat Kettler

_____ Deputy

Ed Resa



State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "REBER ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the NE1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, beginning at a point on the north line of said NE1/4, 600 feet west of the N.E. Corner thereof; thence south, parallel with the east line of said NE1/4, 450 feet; thence west, parallel with the north line of said NE1/4, 545 feet; thence north, parallel with the east line of said NE1/4, 450 feet to the north line of said NE1/4; thence east, along the north line of said NE1/4, 545 feet to the point of beginning.

Baughman Company, P.A.

_____ Date

_____ Surveyor

Gregory F. Severns

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, block and street to be known as "REBER 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. All abutters rights of access to or from Central Ave., over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Central Ave. at 2 locations as shall be determined by the Engineer of the appropriate governing body.

_____ Owner

Ralfe D. Reber

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me this _____ day of _____ 1990, by Ralfe D. Reber, a single person.

_____ Notary Public

My App't. Exp. _____