

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 18, 1988

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

Re: S/D 88-68 - Friess Addition
FINAL

Gentlemen:


At the regular meeting of the Metropolitan Area Planning Commission on August 18, 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 August 16, 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 plattor.
3. Certification that all real estate taxes and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: Bernard J. & Marlene C. Friess, 1403 S. 119th St.,
Wichita, 67235

FRIESS ADDITION

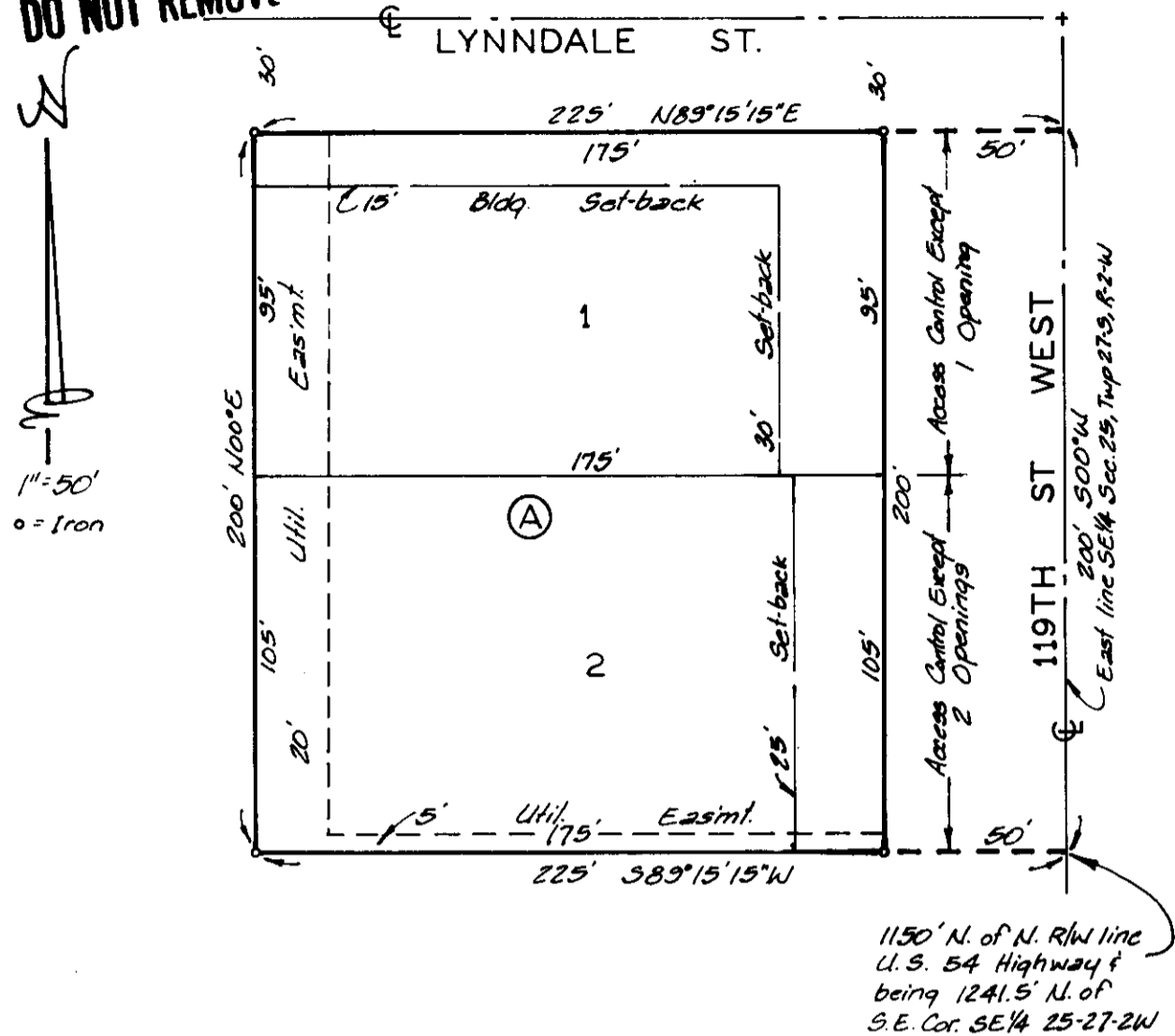
SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/11/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/16/88

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

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 "FRIESS ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the SE 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, beginning at a point on the east line of said SE 1/4, said point being 1150 feet north of the north Right-of-Way line of U.S. 54 Highway; thence west parallel with said Highway Right-of-Way, 225 feet; thence north parallel with the east line of said SE 1/4, 200 feet; thence east parallel with said Highway Right-of-Way, 225 feet; thence south along the east line of said SE 1/4, 200 feet to the place of beginning.



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, a block, and street to be known as "FRIESS 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 119TH ST. West over and across the east line of Lots 1 and 2 are hereby granted to the County of Sedgwick, provided however that Lot 1 shall have access to 119TH ST West at one point and Lot 2 shall have access to 119TH ST West at two points as shall be determined by the County Engineer of Sedgwick County, Kansas.

This plat of "FRIESS 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 _____ 198_____
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Bernard J. Friess

Marlene C. Friess

Elton Parsons Chairman

Marvin S. Krout Secretary

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198_____, by Bernard J. Friess and Marlene C. Friess, his wife.

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

Notary Public
My Appt. Exp. _____

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

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

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198____.

Don Wright County Clerk

Mark F. Schroeder Chairman

Billy O. McCray Chairman Pro Tem

David Bayouth Commissioner

Tom Scott Commissioner

Bernard A. Hentzen Commissioner

Don Wright County Clerk

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

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- O. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-68 - FRIESS ADDITION

OWNER/APPLICANT: Bernard J. & Marlene C. Friess, 1403 S. 119th St. West, Wichita, KS, 67235

SURVEYOR/ENGINEER: Baughman Company

LOCATION: Southwest corner of 119th St. West and Lynndale

SITE SIZE: 1.033 acres

NUMBER OF LOTS

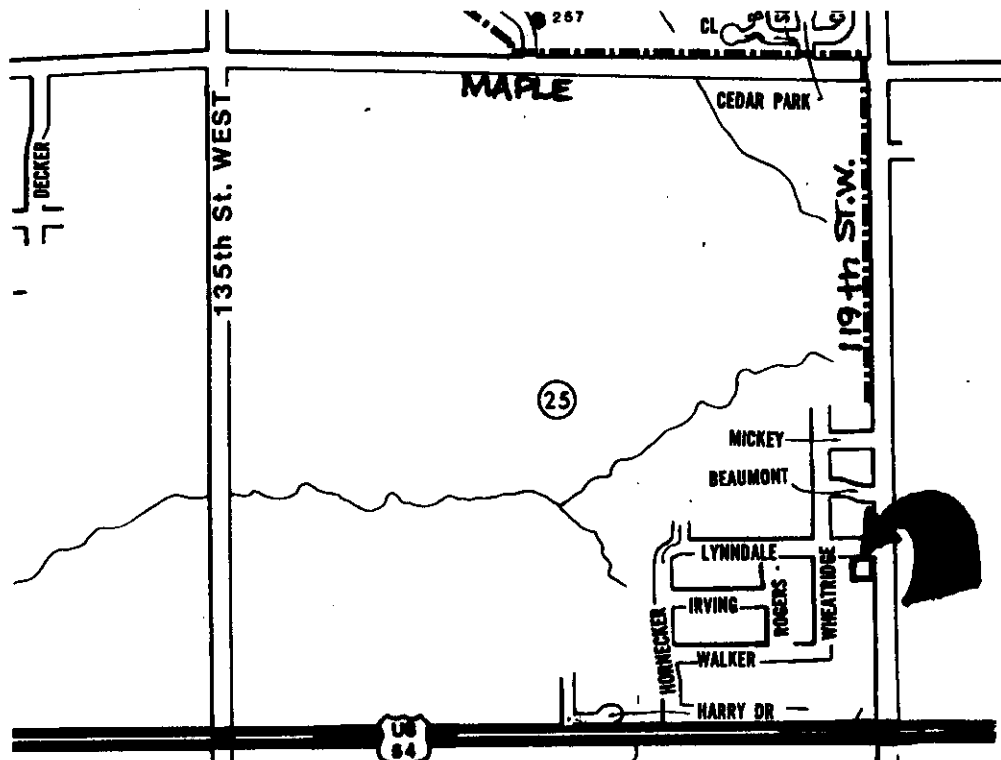
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 16,623.59 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One-Family Dwelling

VICINITY MAP:



Subdivision Committee Recommendations:

- A. Since municipal water is presently not available to serve this property, 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 water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- E. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e. Friess Addition, Wichita, Sedgwick County, Kansas.
- F. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.
- G. The final plat shall indicate "Complete access control" to 119th Street West, across the east line of Lot 1.
- H. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- I. The plattor's text shall be amended to state that the location of the permitted openings to 119th St. West shall be determined by the City Engineer.
- J. Prior to scheduling this case before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- K. 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.