

- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.
- L. 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.
- M. 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.
- 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.

September 14, 1989

STAFF REPORT

(Final Plat Approved 5/4/89; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-18 - COASTAL MART ADDITION

OWNER/APPLICANT: Gene Miles, 10711 W. Kellogg, Wichita, KS 67209

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

LOCATION: S.E. Corner of Kellogg and Lark

SITE SIZE: 1.35 Acres

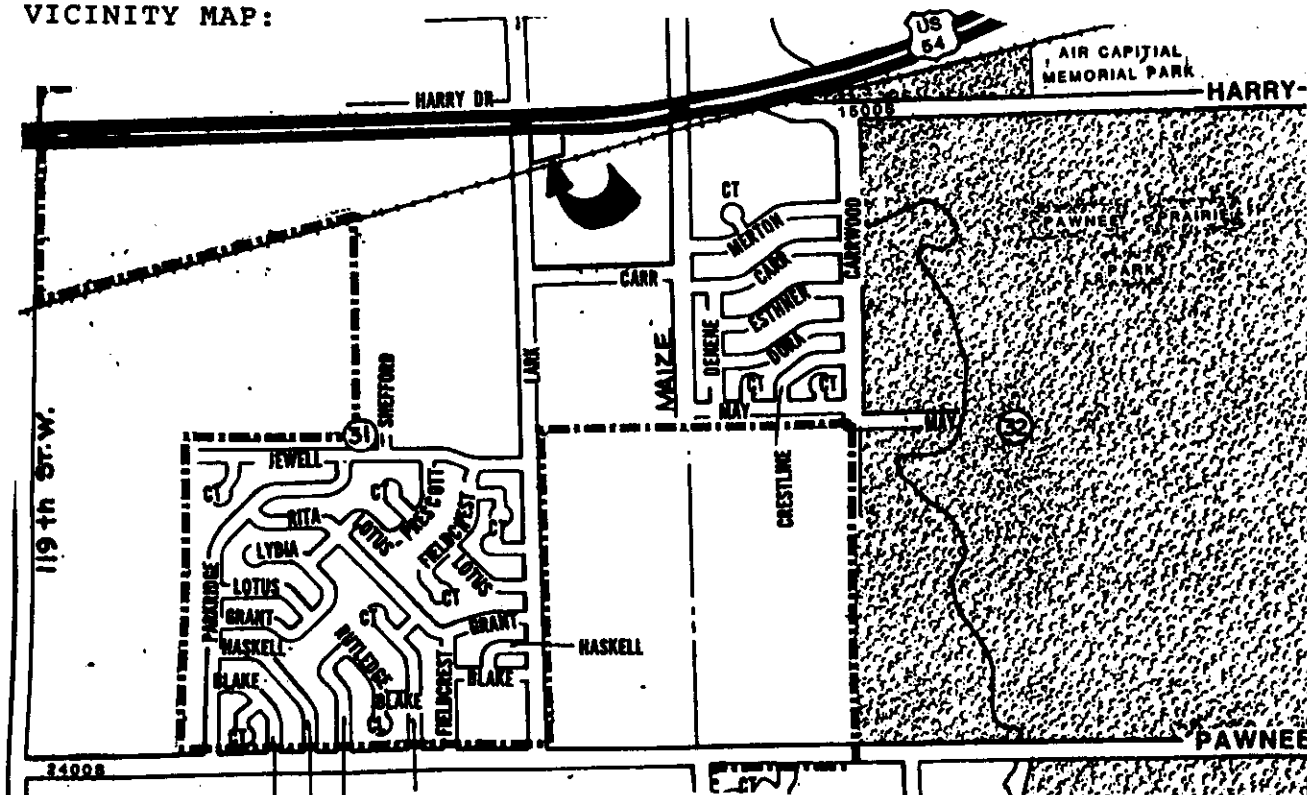
NUMBER OF LOTS

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

MINIMUM LOT AREA: 58,684 sq. ft.

CURRENT ZONING: "C" - Commercial

VICINITY MAP:



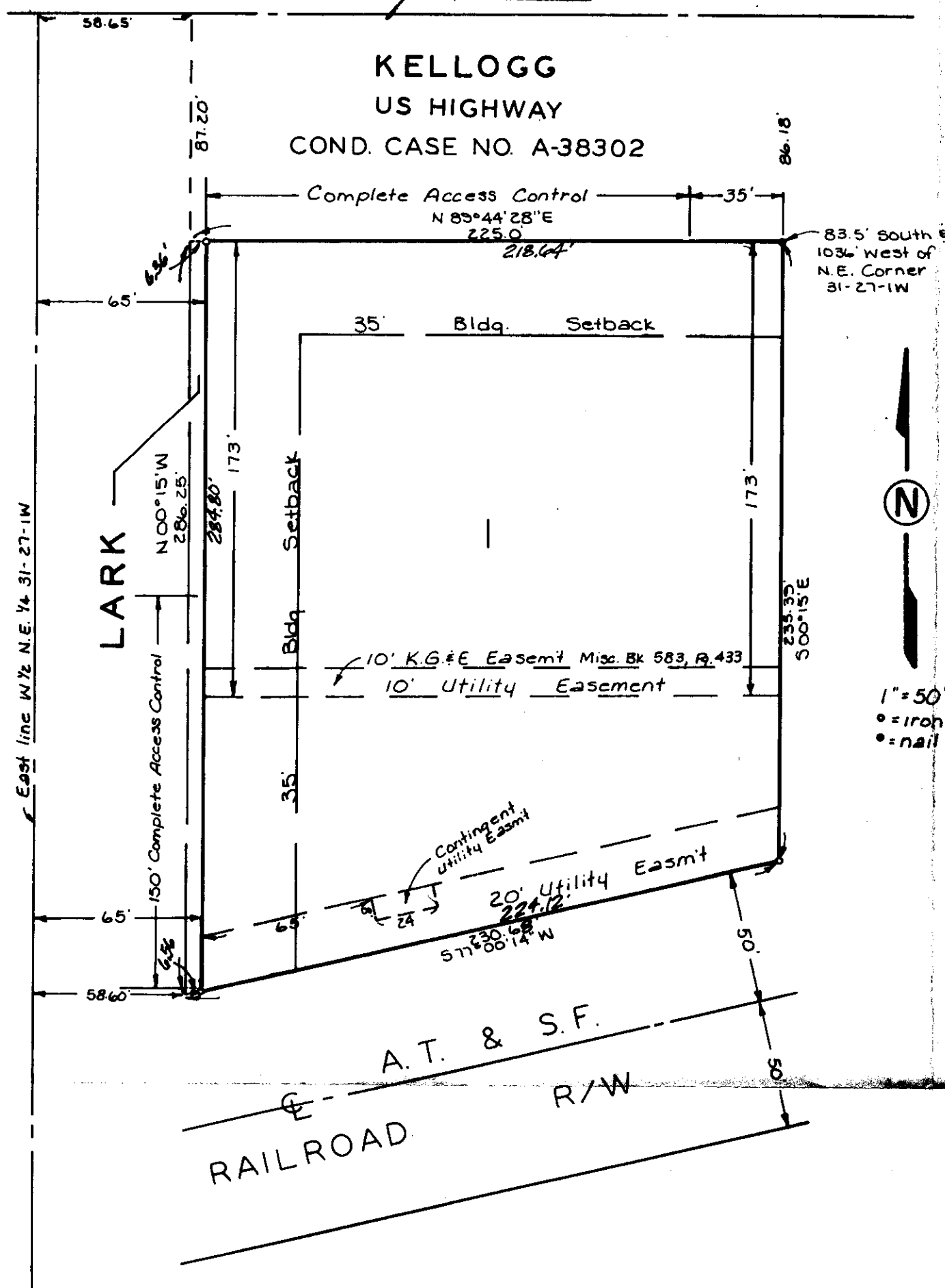
STAFF COMMENTS:

- A. Prior to submitting the final plat tracing the applicant is to meet with City Engineering to determine right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. The final plat tracing shall indicate any right-of-way requirements determined appropriate for this site.
- 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. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Since drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- H. On the final plat tracing the platlor's text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the platlor's text.
- I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.
- J. The applicant is advised, that if building setbacks are platted through existing structures that this not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

DO NOT REMOVE

WICHITA, KANSAS

FINAL PLAT



Date _____

Gregory F. Severns Surveyor

Coastal Mart Inc.

Connie Putnam Vice President

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Sue L. Crockett Chairman

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 _____, 1989.

Robert G. Knight Mayor

John Moir City Clerk

of _____ 1989.

Entered on transfer record this _____

Don Wright

State of Texas }
County of Harris } S.S. The foregoing instrument acknowledged
before me this _____ day of _____, 1989, by Connie
Putnam, Vice President of Coastal Mart Inc., on behalf of
the corporation.

My App't Exp. _____ Notary Public

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 _____ 1989, at _____ o'clock ____ M.; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-18 COSTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 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 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 platator.
3. Certification that all real estate taxes for the second 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: Gene Miles, 10711 W. Kellogg, 67209
Costal Mart, c/o Bill King, Box 1030, 67201
Jack Brown, County Health Department
Mike Lindebak, City Engineer

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