

EDGWOOD COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(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

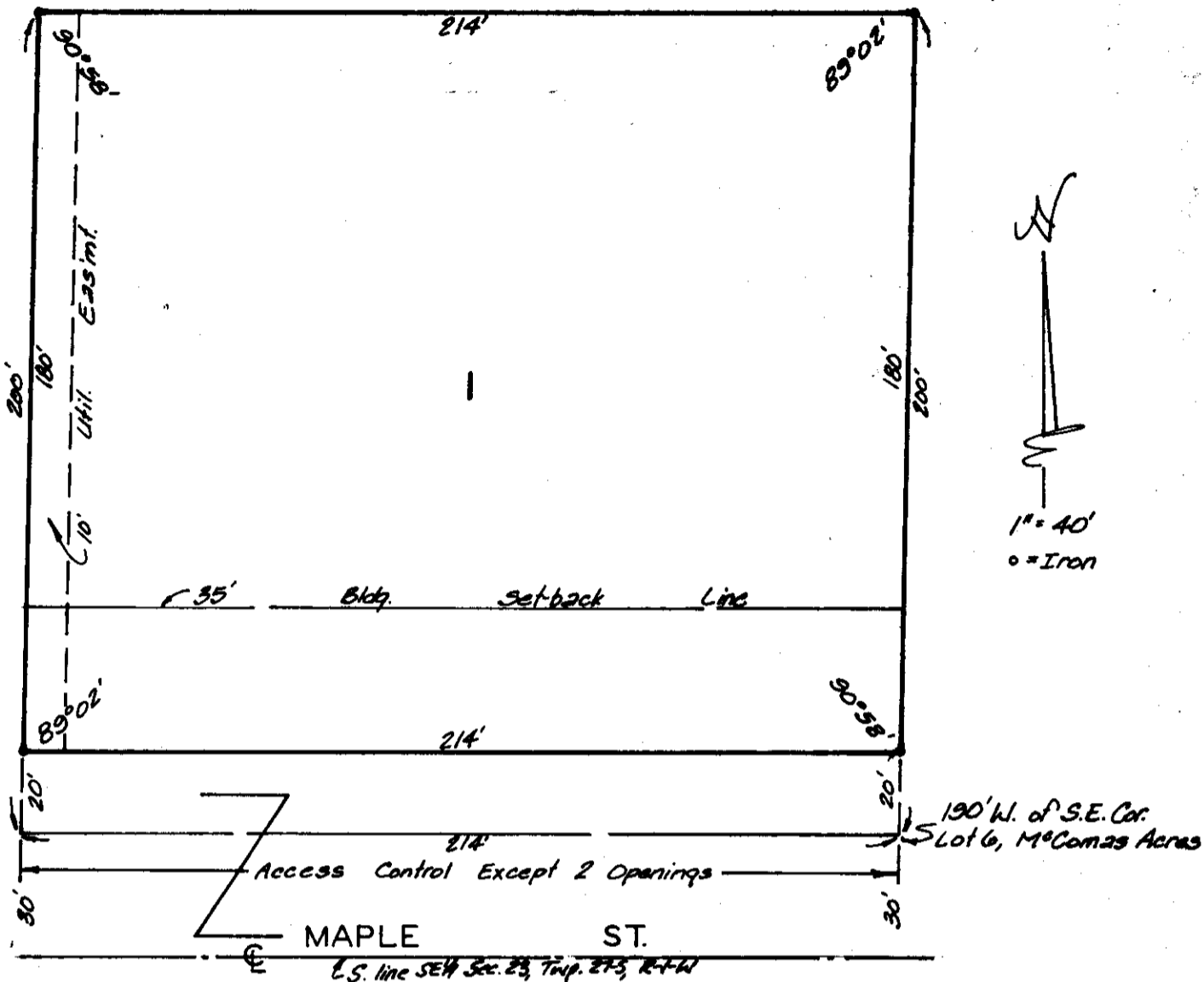
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FINAL PLAT

STARKEY ADDITION

WICHITA, KANSAS

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



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in Sedgwick 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, McCormac 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. Surveyor Mark A. Savoy

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 hereby 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 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 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:

