

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 31, 1988

FILE COPY

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

Re: Final Plat S/D 88-18 - KISSACK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 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 March 25, 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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:jcm

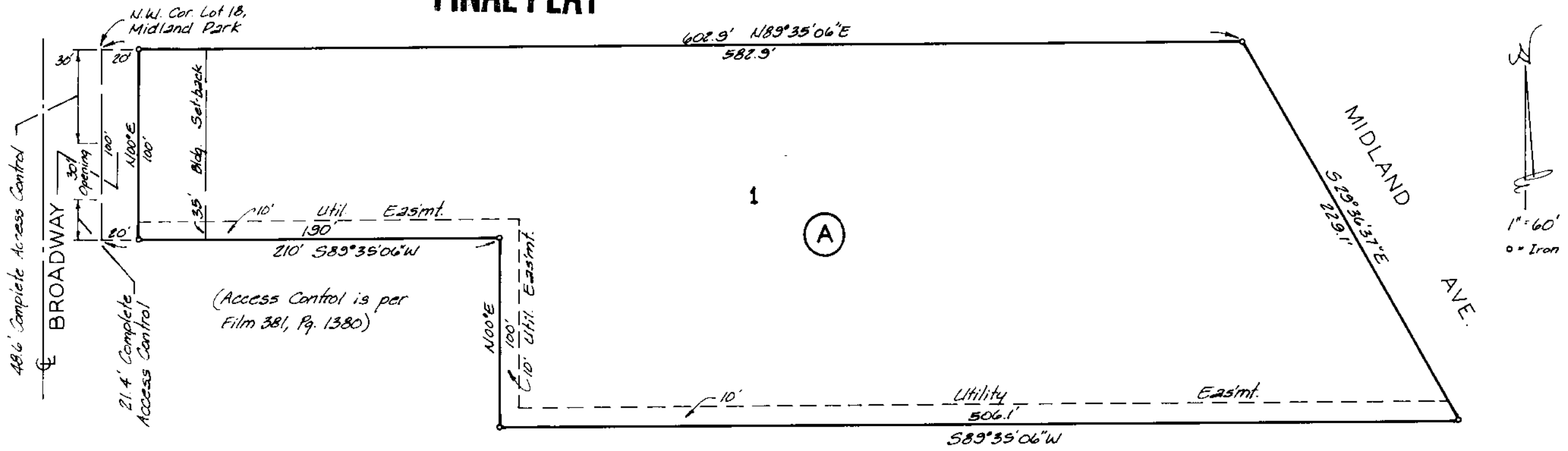
cc: Marjorie M. Kissack, 4950 S. Broadway, Wichita, KS 67216

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/24/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/25/88

KISSACK ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "KISSACK ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 18, the east 190 feet of Lot 19, and the north 100 feet of Lots 22, and 23, Midland Park, Sedgwick County, Kansas. Being situated in the NW 1/4 of Sec. 28, Twp 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date
Baughman Company, P.A.

Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot, block and street to be known as "KISSACK 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. Access control as shown on plat and as recorded on film 381, at page 1380.

Marjorie M. Kissack

State of Kansas } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198____, by Marjorie M. Kissack, a single person.

Notary Public
My Appt. Exp _____

This plat of "KISSACK 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.

Elton Parsons
Chairman

Marvin S. Kraut
Secretary

This plat approved and all dedications 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

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

Mark F. Schroeder
Chairman

Billy G. McCray
Chairman Pro Tem

David Bayouth
Commissioner

Tom Scott
Commissioner

Bernard A. Hentzen
Commissioner

Don Wright
County Clerk

Entered on transfer record this _____ day of _____ 198____

Don Wright
County Clerk

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.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

STAFF COMMENTS:

NOTE: A change from County "R-1" (suburban residential) to County "C" (general commercial) zoning has been approved for this site subject to replatting by March 2, 1989. (SCZ-0586)

- A. 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the residential width drive serving this site should either be closed or reconstructed to commercial width standards.
- E. On the final plat tracing, the centerline of adjacent Midland Avenue shall be depicted along with the condemnation case number for the railroad right-of-way that apparently exists between this plat and Midland Avenue.
- F. On the final plat tracing, the granting of access control to Broadway shall be more completely referenced in the plat's text.
- G. 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.
- 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 County Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

MARCH 24, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-18 - KISSACK ADDITION

OWNER/APPLICANT: Marjorie M. Kissack, 4950 S. Broadway,
Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Broadway, south of 58th Street South.

SITE SIZE: 2.54 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 108,897 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "C" (SCZ-0586)

VICINITY MAP:

