



METROPOLITAN AREA PLANNING COMMISSION  
CITY OF WICHITA  
1000 WEST WASHINGTON  
WICHITA, KANSAS 67202  
313-241-2100

February 5, 1988

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

Re: Final Plat S/D 88-3 - JAMES C. GREEN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 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 29, 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,

Donald Losew  
Junior Planner

DL:dik

cc: James C. Green, 3702 N. Arkansas, Wichita, KS 67204

**FILE COPY**

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

# JAMES C. GREEN ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/28/88 SUBJECT TO THE CONDITIONS SET FORTH AND SET FORTH IN OUR LETTER DATED 11/28/88

This plat of "JAMES C. GREEN 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.

\_\_\_\_\_  
Elton Parsons Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

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

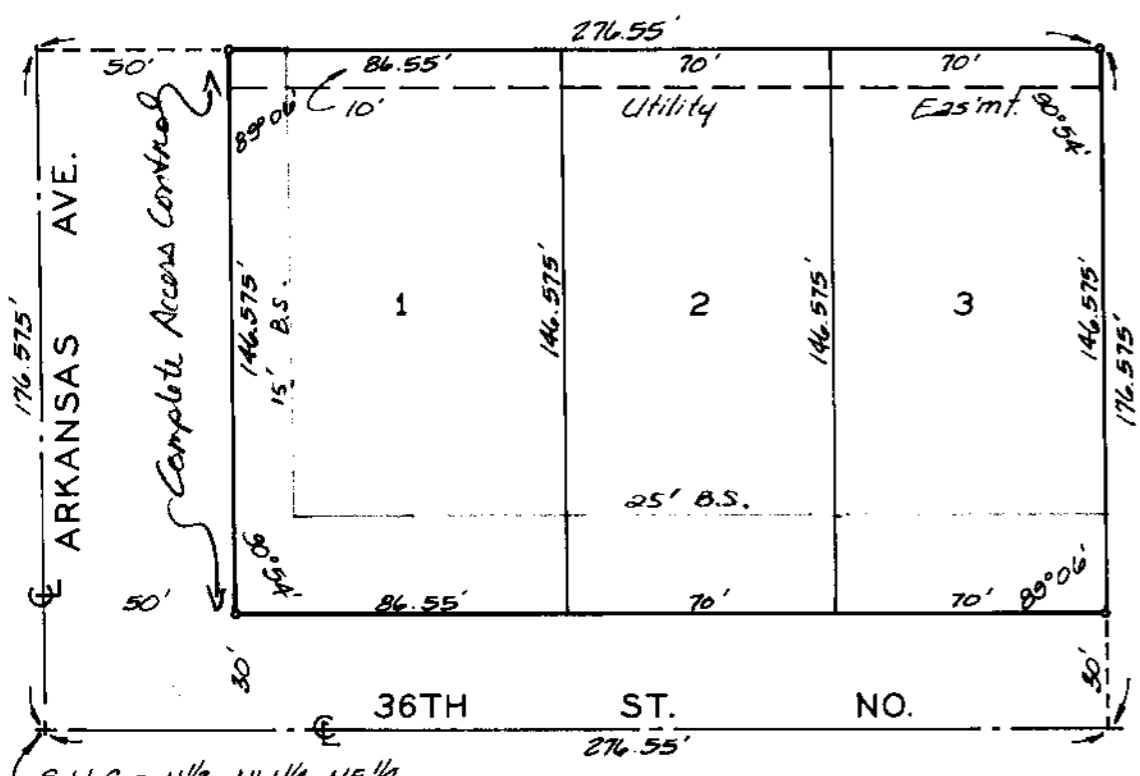
\_\_\_\_\_  
Robert G. Knight Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_

\_\_\_\_\_  
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



S.W. Cor. N/2, NW/4, NE/4  
Sec. 32, Twp. 26-S, R-1-E

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 "JAMES C. GREEN ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the S.W. Corner of the N/2 of the NW/4 of the NE/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence north, 176.575 feet; thence east, 395.14 feet; thence south, 176.575 feet; thence west, 395.14 feet to the place of beginning, except the east 148.95 feet thereof. Existing right-of-ways being vacated by virtue of KSA 12-512(b).

\_\_\_\_\_  
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 and streets to be known as "JAMES C. GREEN ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

\_\_\_\_\_  
James C. Green \_\_\_\_\_  
Mary G. Green

State of Kansas }  
Sedgwick County } s.s. The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_ by James C. Green and Mary G. Green, his wife.

\_\_\_\_\_  
My Appt. Exp. \_\_\_\_\_ Notary Public

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall attempt to obtain a valid petition for the paving of 36th Street North adjacent to the south line of this subdivision.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, a 25-foot building setback shall be indicated on each lot from 36th Street North. A 20-foot sideyard setback shall be indicated from Arkansas Avenue on Lot 1.
- F. On the final plat tracing, "complete access control" shall be granted to Arkansas Avenue across the west line of Lot 1.
- G. The applicant shall guarantee the closure of the driveway to Arkansas Avenue from Lot 1.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required by this plat?

JANUARY 28, 1988

STAFF REPORT  
(Final Plat)

**CASE NUMBER:** S/D 88-3 - JAMES C. GREEN ADDITION

**OWNER/APPLICANT:** James C. Green, 3702 N. Arkansas, Wichita, KS 67204

**SURVEYOR/ENGINEER:** Baughman Company, P.A.

**LOCATION:** Northeast corner of 36th Street North and Arkansas.

**SITE SIZE:** 1.1 Acres

**NUMBER OF LOTS:**

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 8,793 Sq. Ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "AA"

VICINITY MAP:

