

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581

March 30, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-86 - JESSE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 1990, 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 23, 1990.

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; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Richard Jesse, 3201 Woodland, Wichita, KS 67204
Mike Lindebak, City Engineer

- 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, Approved 3/29/90;
Preliminary Plat Approved 12/28/89)

CASE NUMBER: S/D 89-86 - JESSE ADDITION

OWNER/APPLICANT: Richard Jesse, 3201 Woodland, Wichita, KS
67204

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of 33rd Street North in an area west of
Woodland.

SITE SIZE: 4.6 Acres

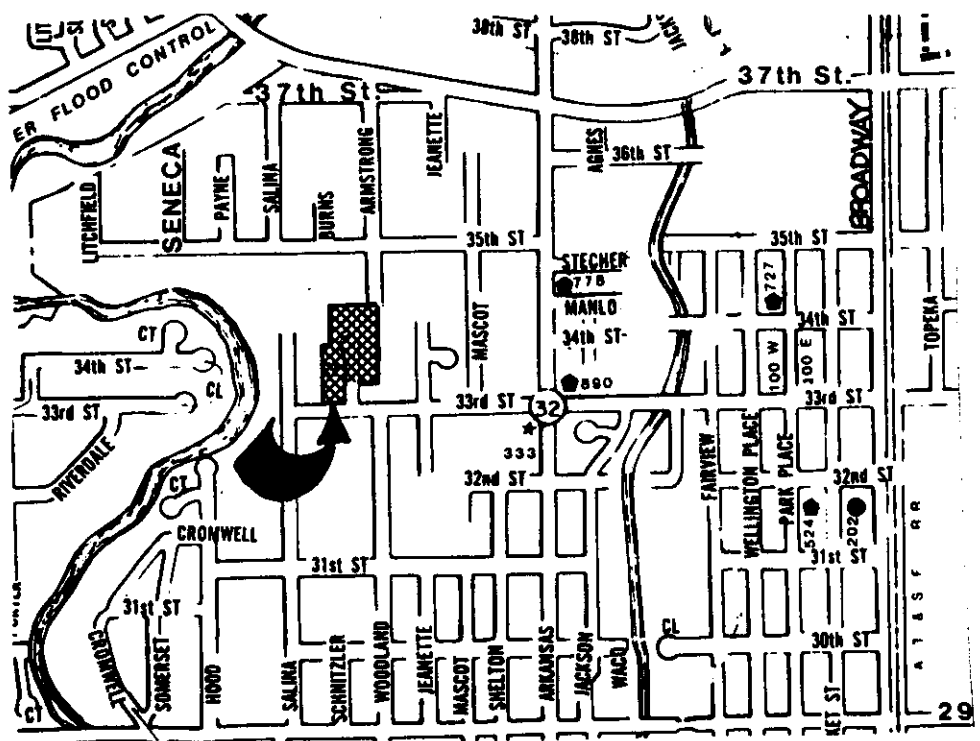
NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 6,126.8 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of Burns Circle.
- F. The applicant shall guarantee the construction of an acceptable turnaround for the termination of Armstrong.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit to the Planning Department a copy of the instrument that created Armstrong Street; recorded with the Register of Deeds on Film 422, Page 612 and Film 422, Page 613.
- I. The applicant shall submit, with the final plat tracing, the off site dedication of street right-of-way for the turnaround on Armstrong Street, which is shown on the final plat.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. 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.
- 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. 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.