

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

OCTOBER 22, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-101 - JACOBUS ADDITION

OWNER/APPLICANT: Jacobus Rental Properties

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Between Young and Tracy, in an area north of 2nd Street.

SITE SIZE: 1.57 Acres

NUMBER OF LOTS:

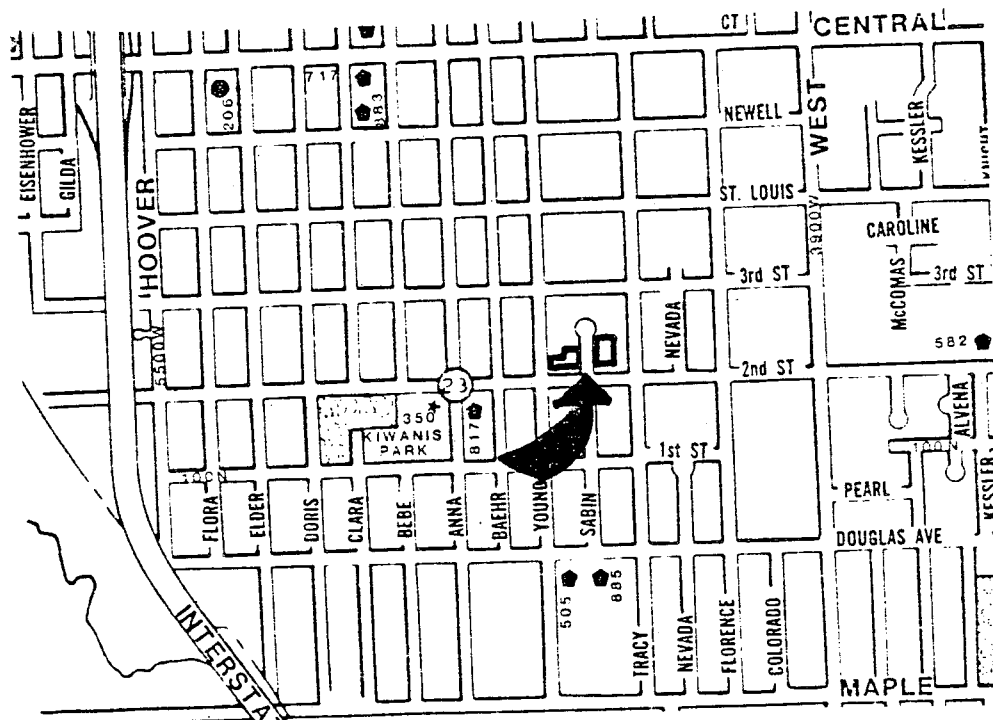
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 8,171.6 Sq. Ft.

CURRENT ZONING: "AA" and "A"

PROPOSED ZONING: "AA" and "A"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain, by separate instrument, the off-site 30-foot half-street dedication for Sabin Street to the south of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Sabin from the north line of 2nd Street North to the cul-de-sac.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-101 - JACOBUS ADDITION

OWNER/APPLICANT: Jacobus Rental Properties

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Between Young and Tracy, in an area north of 2nd Street.

SITE SIZE: 1.57 Acres

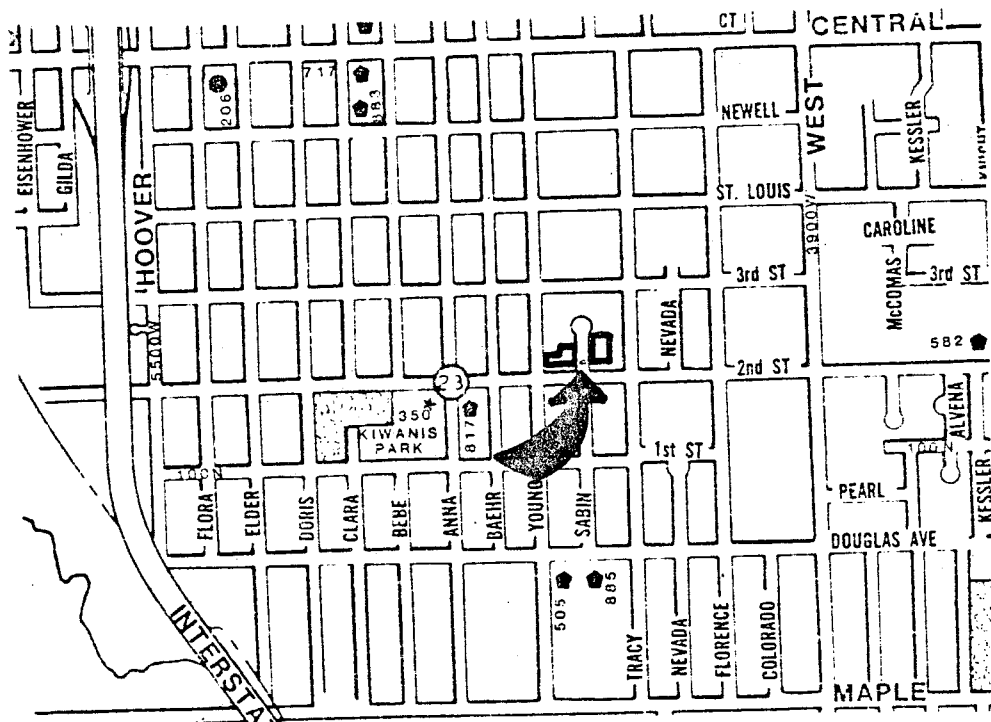
NUMBER OF LOTS:
Residential: 7
Office:
Commercial:
Industrial:
Total: 7

MINIMUM LOT AREA: 8,171.6 Sq. Ft.

CURRENT ZONING: "AA" and "A"

PROPOSED ZONING: "AA" and "A"

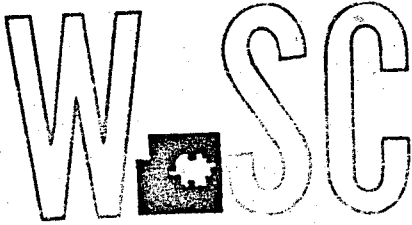
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain, by separate instrument, the off-site 30-foot half-street dedication for Sabin Street to the south of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Sabin from the south line of the plat north to the cul-de-sac. If valid, this petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The Planning Commission recommends that City Engineering recommend to the City Council that the missing link of street pavement, for 2nd Street to the south, be ordered in.
- 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1987

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

Re: Final Plat S/D 87-101 - JACOBUS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain, by separate instrument, the off-site 30-foot half-street dedication for Sabin Street to the south of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Sabin from the south line of the plat north to the cul-de-sac. If valid, this petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The Planning Commission recommends that City Engineering recommend to the City Council that the missing link of street pavement, for 2nd Street to the south, be ordered in.
- G. The final plat tracing shall indicate the north 10 feet of Lot 4 as a utility easement. If a total 10 feet is not granted, then a letter of approval from K.G.&E. shall be submitted for the plat file.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-101 - JACOBUS ADDITION
Page 2

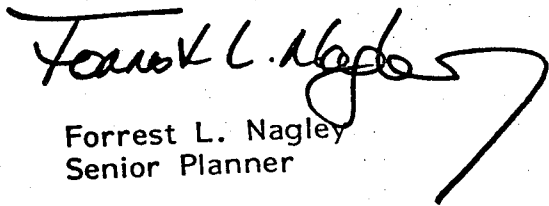
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 23, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



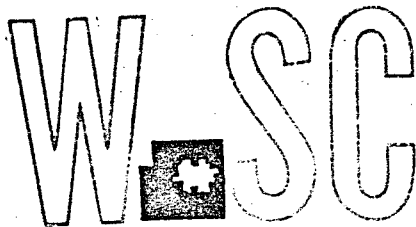
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

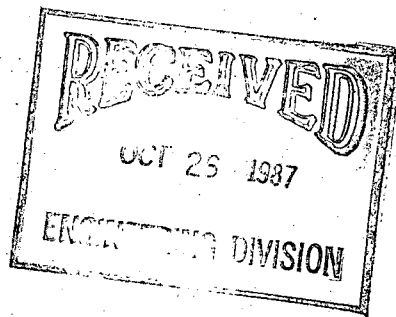
cc: Jacobus Rental Properties, c/o Kathryn V. Buehler, Route #1, Box 43,
Clearwater, KS 67026
✓ Mike Lindebak, City Engineer
Steve Finley, K.G.&E., P.O. Box 208, Wichita, KS 67201

WICHITA - SEDGWICK COUNTY



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

October 23, 1987



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

Re: S/D 87-101 JACOBUS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987 the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain, by separate instrument, the off-site 30-foot half-street dedication for Sabin Street to the south of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Sabin from the south line of the plat north to the cul-de-sac. This petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

WICHITA—SEDGWICK COUNTY

S/D 87-101 - JACOBUS ADDITION

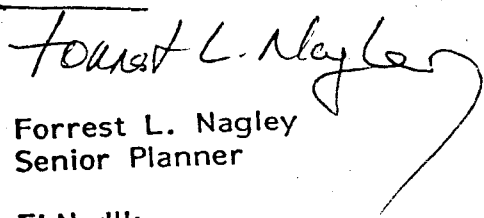
October 23, 1987

Page 2

- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- H. The Subdivision Committee recommends that City Engineering recommend to the City Council that the missing link of street pavement, for 2nd Street to the south, be ordered in.
- I. 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.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



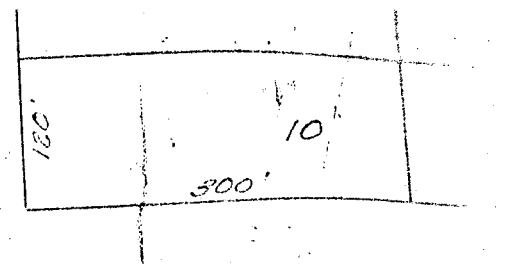
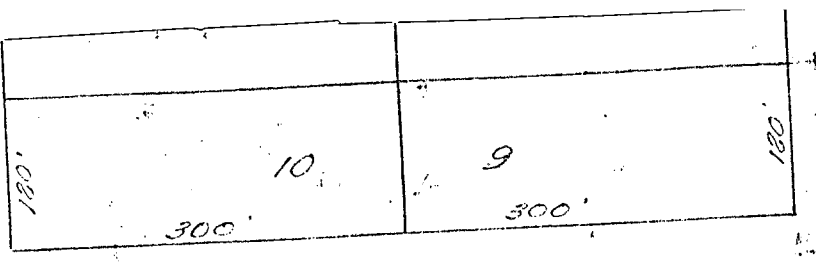
Forrest L. Nagley
Senior Planner

FLN:dlk

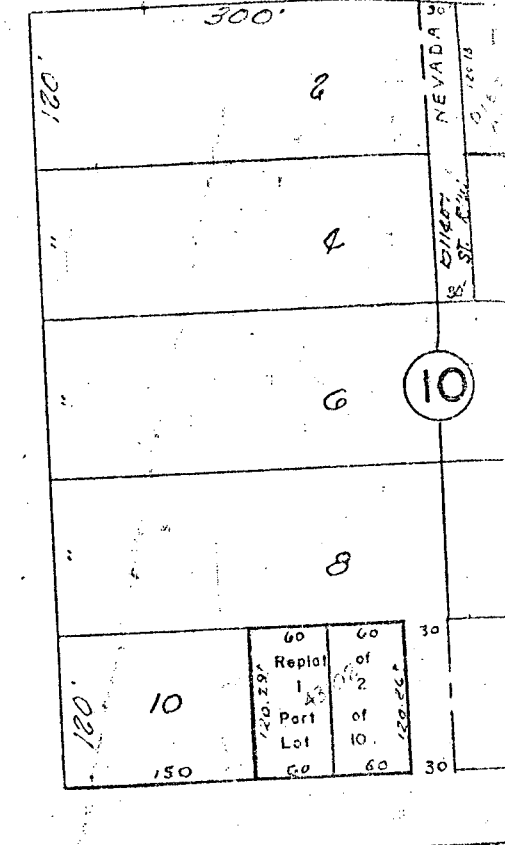
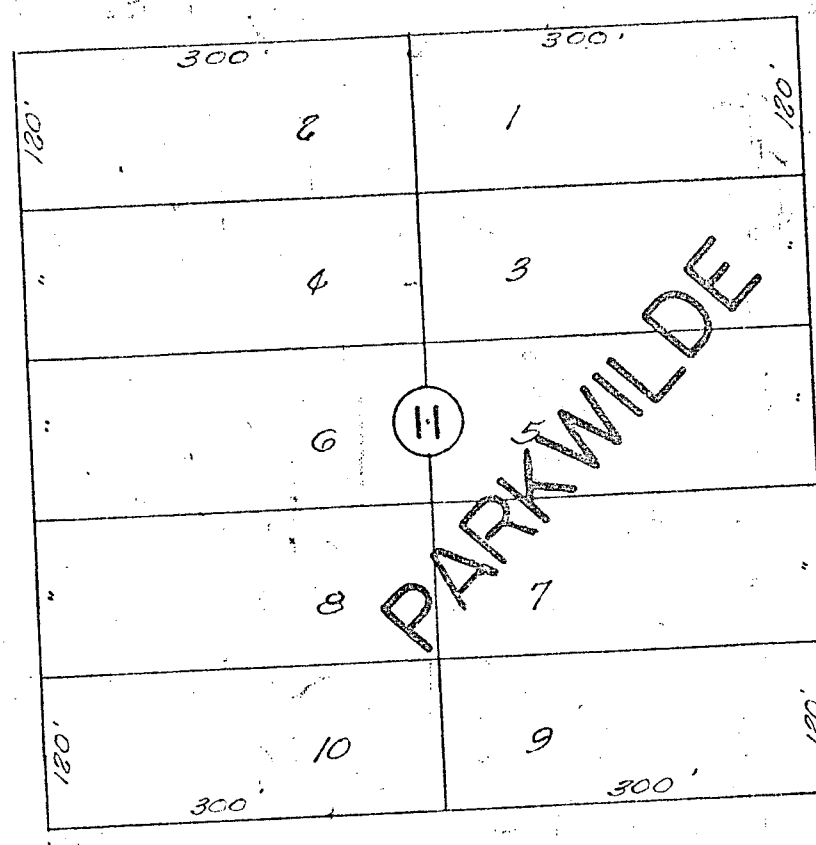
Enclosure

cc: Jacobus Rental Properties, c/o Kathryn V. Buehler, Route #1, Box 43,
Wichita, KS. 67026
Mike E. Lindebak, City Engineer

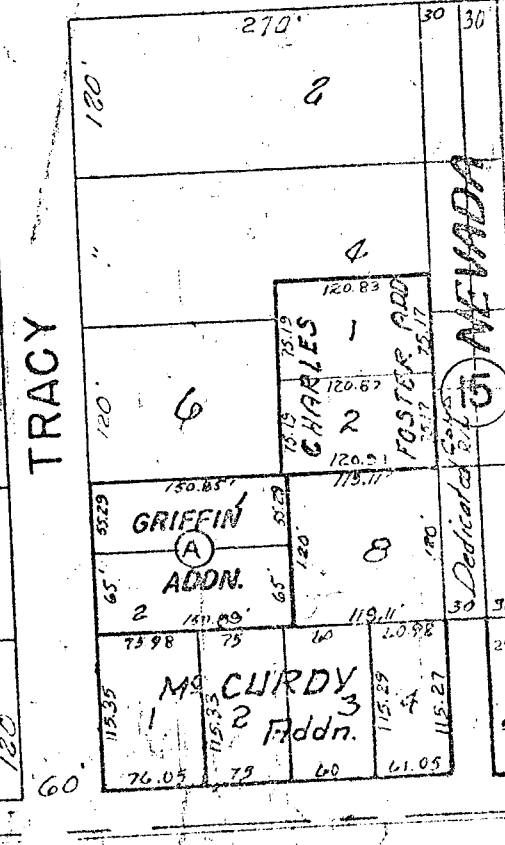
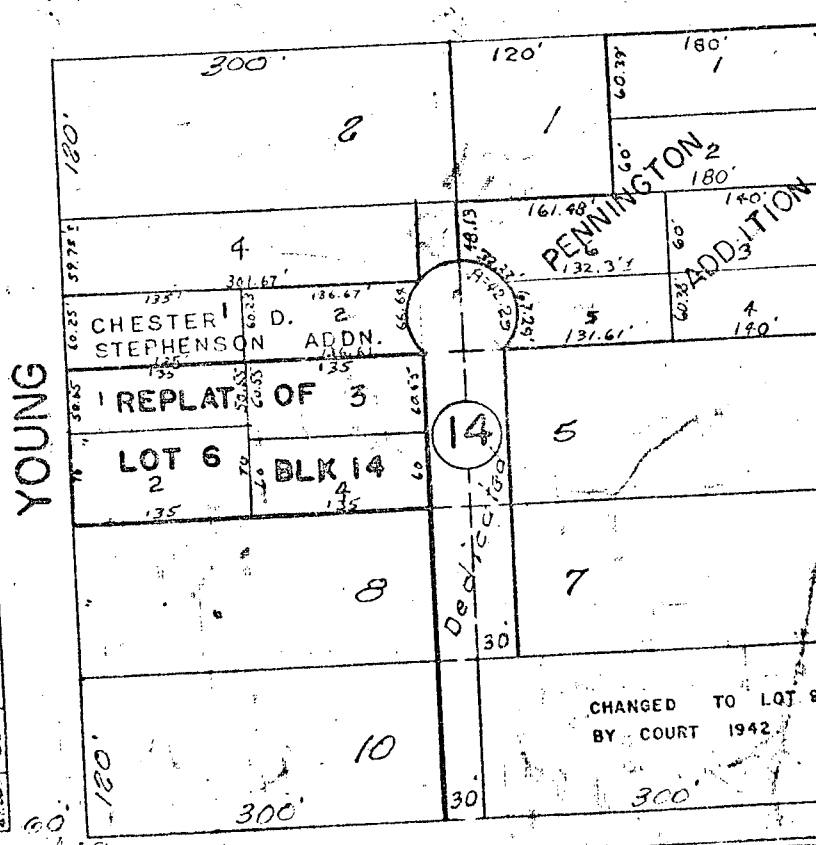
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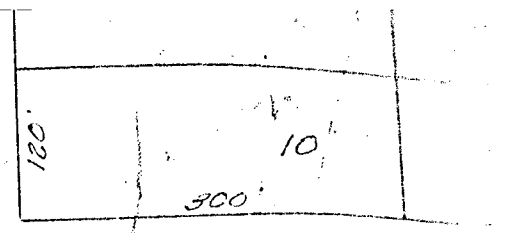
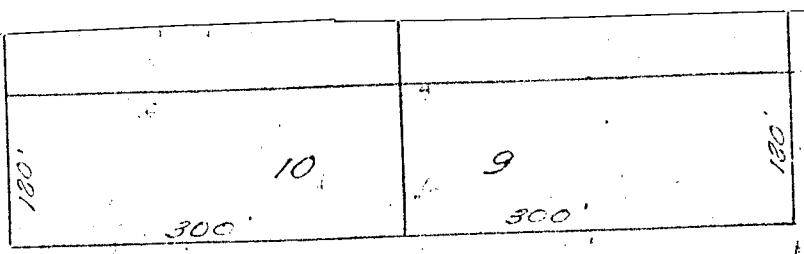
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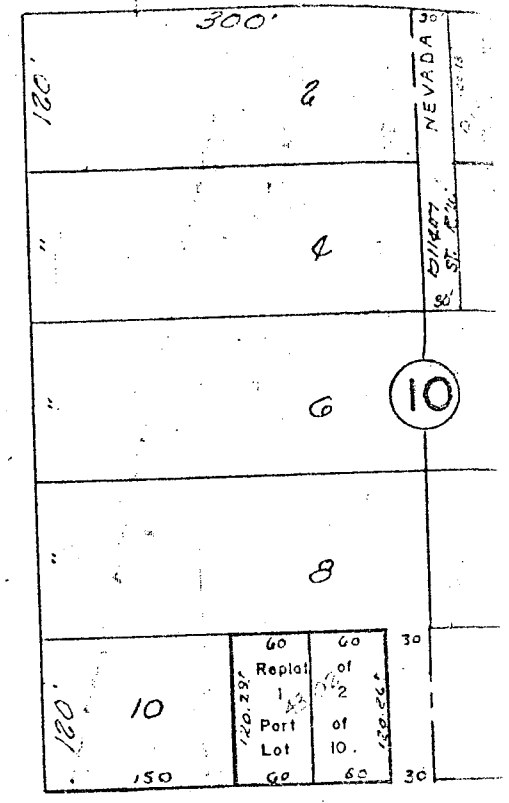
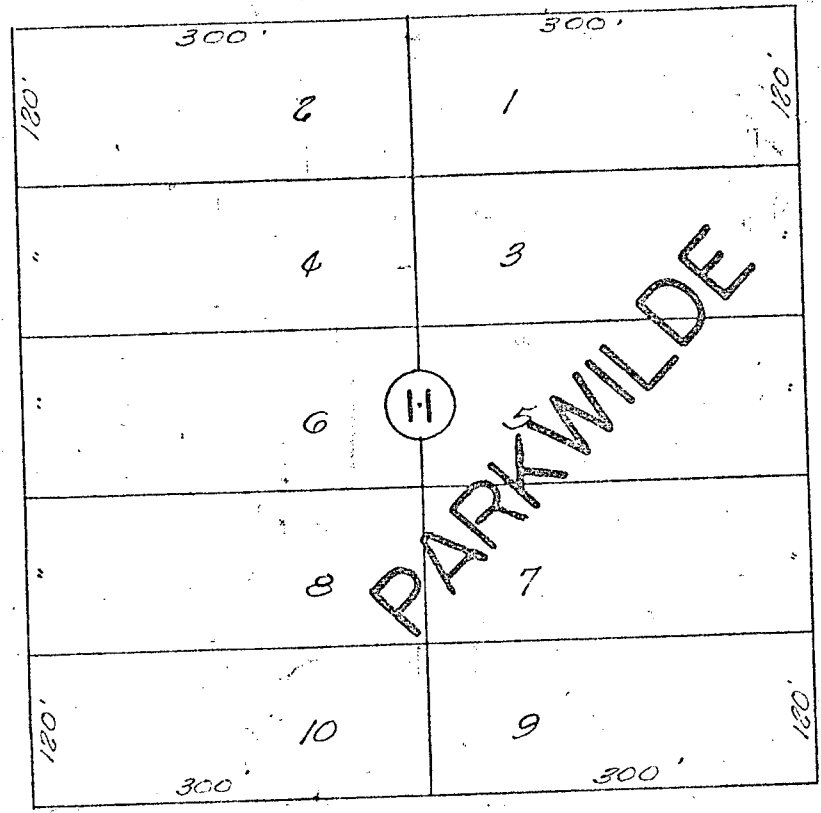
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