

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-86 - JESSE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, 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 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.

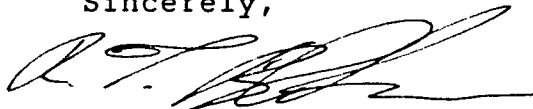
- I. The applicant shall submit, with the final plat tracing, the off site dedication of street right-of-way for the turnaround on Armstrong Street, which is shown on the final plat.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. The applicant 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.
- 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.

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 Thursday, March 29, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
March 22, 1990

STAFF REPORT

(Final Plat, Deferred from S/D Meeting of 3/8/90;
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

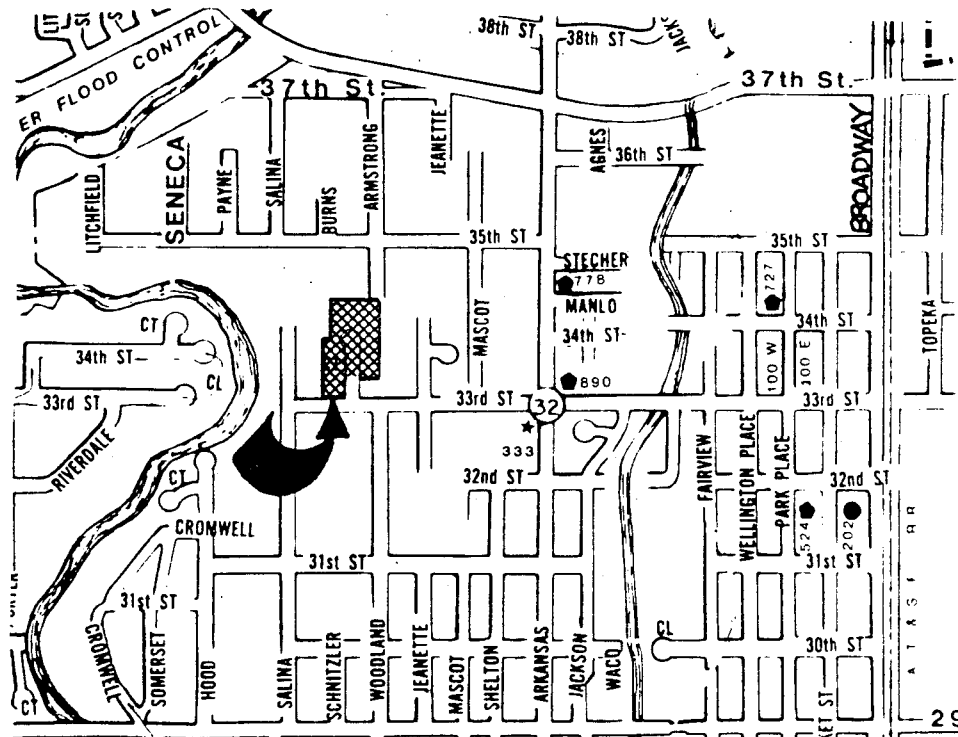
NUMBER OF LOTS

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:

NOTE: A significant portion of this final plat is a replat of Walnut Grove Fifth Addition. This plat proposes an alternative drainage plan that will result in eight (8) fewer lots than is presently platted. The alternative drainage plan will leave a tract of land that will have access by way of Armstrong at the northeast corner of the plat.

- 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.
- 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.
- P. Traffic Engineering and the Fire Department should be prepared to comment on the acceptability of the turnaround for Armstrong Street.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the Floodway Easement adequate with the platting of this property?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
March 8, 1990

STAFF REPORT
(Final Plat; 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

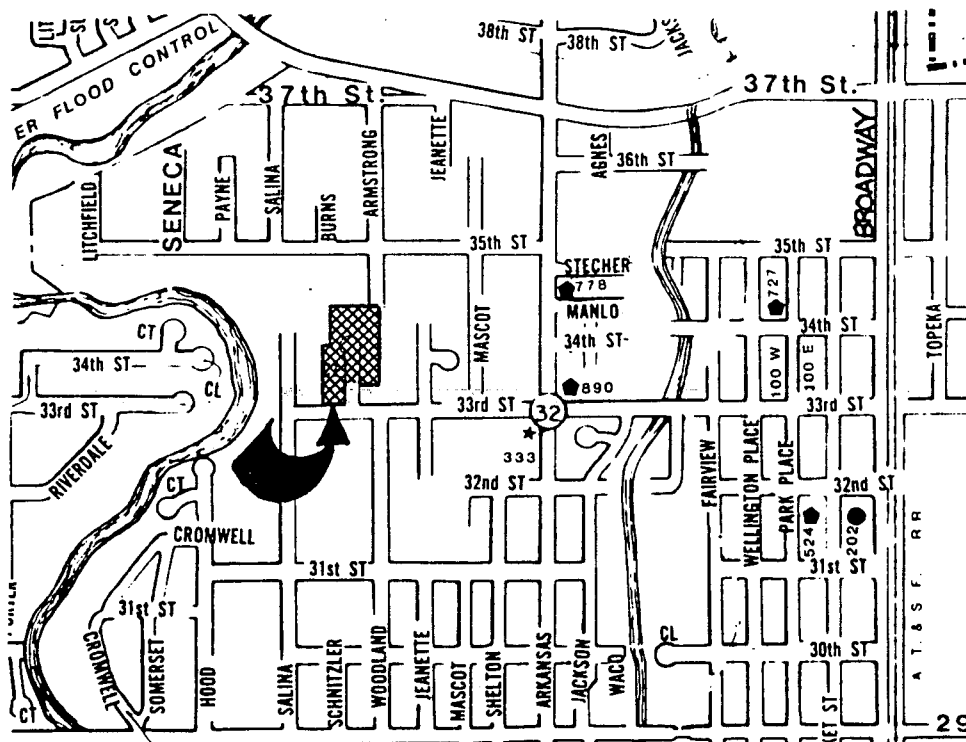
NUMBER OF LOTS

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:

NOTE: A significant portion of this final plat is a replat of Walnut Grove Fifth Addition. This plat proposes an alternative drainage plan that will result in eight (8) fewer lots than is presently platted. The alternative drainage plan will leave a tract of land that will have access by way of Armstrong at the northeast corner of the plat.

- 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.
- 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.
- P. Traffic Engineering and the Fire Department should be prepared to comment on the acceptability of the turnaround for Armstrong Street.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the Floodway Easement adequate with the platting of this property?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 28, 1989

STAFF REPORT
(Preliminary Plat)

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

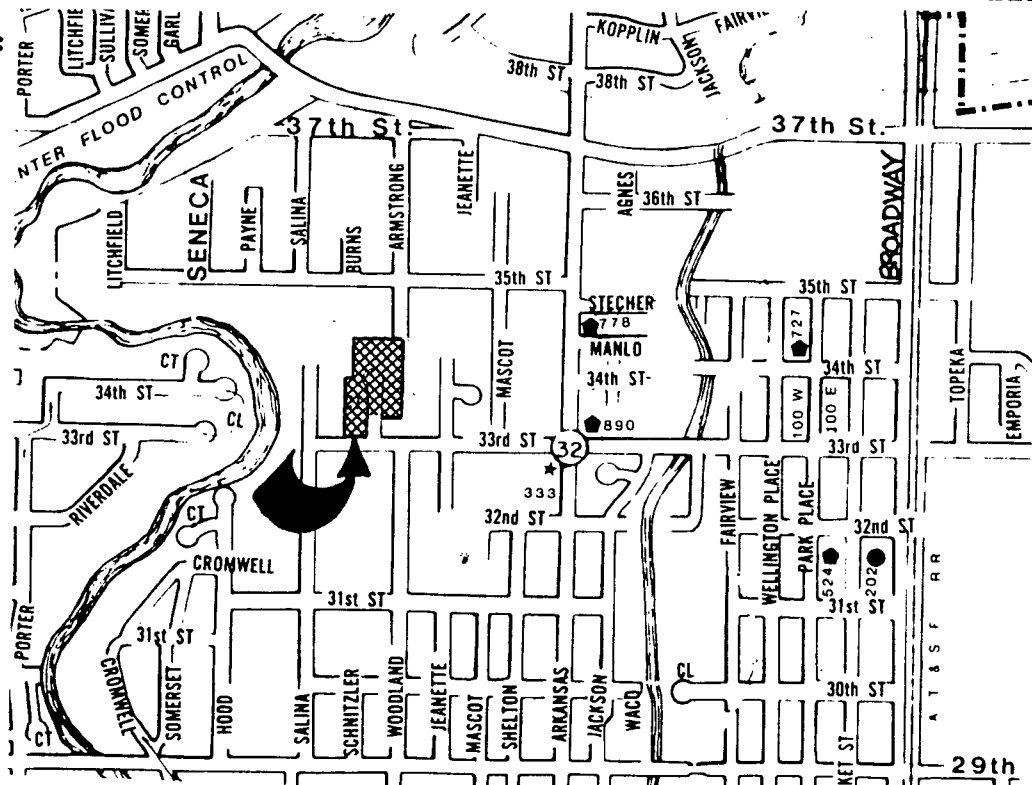
NUMBER OF LOTS

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: *

NOTE: A significant portion of this preliminary plat is a replat of Walnut Grove Fifth Addition. This plat proposes an alternative drainage plan that will result in eight (8) fewer lots than is presently platted. The alternative drainage plan will leave a tract of land that will have access only by way of Armstrong at the northeast corner of the plat.

- 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 33rd Street North Court (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. Because of addressing problems, Central Inspection requested a street name change for 33rd Street North Court, as was originally platted for the Walnut Grove Fifth Addition. This addressing problem may still exist even for this replat, consequently, the final plat shall use the approved name of Burns Circle for this street.
- I. The final plat shall dedicate additional street right-of-way, as may be required by Traffic Engineering and the Fire Department for an appropriate turnaround for Armstrong. Because of the awkward nature of the northeast portion of this plat, the applicant shall attempt to obtain off site street right-of-way for the required turnaround.
- J. The final plat shall continue the 20-foot utility easement around the cul-de-sac into the drainage dedication.
- K. The applicant shall submit to the Planning Department, a copy of the instrument that created Armstrong Street.

- L. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- M. The final plat shall reference whether the minimum building pad refers to minimum opening or floor elevation.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.
- R. 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.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, is the minimum building pad correct, should the final plat refer to minimum opening or floor elevation, is the boundary of the drainage dedication adequate and are any drainage guarantees required?
- U. The representative from Traffic Engineering should be prepared to comment on the need for guaranteeing a turnaround and dedication of additional right-of-way for the termination of Armstrong.