

CLOSURE

L001

LOT 2, BLOCK A

1	N 21-33'41.0"W	93.330	N	20000.000	E	20000.000	S	0+00
2	N 16-54'05.0"W	410.900	N	20088.799	E	19985.701	S	0+93.330
3	N 89-59'56.6"E	165.256	N	20479.951	E	19846.242	S	5+04.230
11	S 00-28'05.0"W	479.970	N	20479.954	E	20011.498	S	6+69.486
12	N 89-59'52.6"W	7.578	N	20000.000	E	20007.578	S	11+49.456
1			N	20000.000	E	20000.000	S	11+57.034
LENGTH=		1157.034	AREA=		43033.837 SF	.988 ACRES		

CLOSURE

L003

J. ROGERS

1		N	20000.000	E	20000.000	S	0+00
N	21-33°41.0"W		93.330				
2		N	20086.799	E	19965.701	S	0+93.330
N	16-54°05.0"W		410.900				
3		N	20479.951	E	19846.242	S	5+04.230
N	16-54°05.0"W		36.220				
4		N	20514.607	E	19835.712	S	5+40.450
N	11-55°00.0"W		398.500				
5		N	20904.518	E	19753.426	S	9+38.950
N	11-55°00.0"W		48.960				
6		N	20952.423	E	19743.317	S	9+87.910
N	06-58°23.0"W		320.930				
7		N	21270.979	E	19704.355	S	13+08.840
N	89-54°26.0"E		148.610				
8		N	21271.220	E	19852.965	S	14+57.450
N	89-54°28.0"E		185.000				
10		N	21271.487	E	20017.965	S	16+22.450
N	00-28°05.0"W		791.560				
11		N	20479.954	E	20011.488	S	24+14.010
S	00-28°05.0"W		479.970				
12		N	20000.000	E	20007.578	S	28+93.980
N	89-59°52.6"W		7.578				
1		N	20000.000	E	20000.000	S	29+01.558
LENGTH=	2901.558	AREA=	240403.501 SF			5.519 ACRES	

NOTE: This plat largely involves a replat of a previous Addition, the R. G. Storck Addition, platted in 1983. A triangular area just south of Newell Avenue is being included in this replat. This same area was also approved for a zone change (Z-3078) from "AA" One-family to "C" Commercial zoning. Both the existing and planned use of this site is for residential storage and associated uses. When originally platted, two streets (Linder and Newell) were terminated as dead-end streets. This plat will result in two additional streets (Vermont and St. Louis) also being terminated as dead-end streets.

STAFF COMMENTS:

- A. Apparently needed facilities are already available to this site. City Engineering needs to indicate if any guarantees, such as for drainage, are still needed to serve this Addition.
- B. When platted in 1983 as the R. G. Storch Addition, guarantees were required for the construction of hammerhead turnarounds for Linder and Newell avenues. However, such turnarounds have apparently not been constructed. This plat will create two (2) additional dead-end streets involving Vermont and St. Louis Avenues. This replat shall therefore guarantee appropriate turnarounds, as determined necessary by City Engineering, for all four (4) of these streets.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing since access control to Central involves the allowance of one opening to each lot, the word "complete" should be deleted from the face of the plat, north of Lots 1 and 2.
- 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 structures constructed on subject property.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 93-3 - J. ROGERS ADDITION

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- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City 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.

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AGENDA ITEM NO.

March 18, 1993

METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
(Revised Final Plat, Final Plat Approved 2/4/93)

CASE NUMBER: S/D 93-3 - J. ROGERS ADDITION

OWNER/APPLICANT: Roger's Enterprises, Inc., 1125 South Rock Road, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of I-235

SITE SIZE: 88,645 sq. ft.

NUMBER OF LOTS

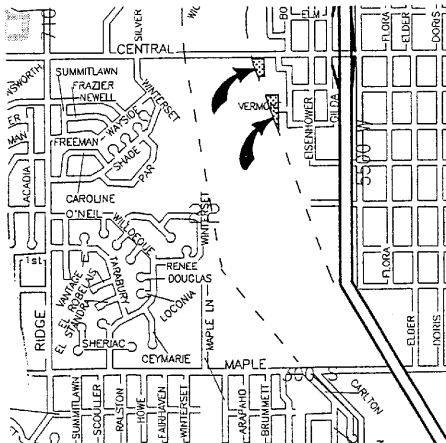
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 43,036 sq. ft.

CURRENT ZONING: "LC", "C", & "AA"

PROPOSED ZONING: "LC" and "C" (Z-3078)

VICINITY MAP:



NOTE: The applicant is requesting that a revised final plat be considered for the J. Rogers Addition. The original final was approved by the MAPC on February 11, 1993. The area indicated on this revised final as Lot 2 was being platted as a condition of a zone change (Z-3078) and was to be combined with a lot from the previous R. G. Storck Addition. All of this site is or is to be developed for a self storage facility and related uses. However, the area now being excluded on this revised plat is involved in a mortgage which has fallen under RTC jurisdiction. The applicant has indicated that this situation has made it unlikely that proper signatures could be obtained for the mortgage which effects this portion of the site.

The area indicated as Lot 1 on this revised plat is being replatted in order to show the access control as was required of the original J. Rogers plat.

- A. Because of the lack of public access to Lot 2 and also the lack of access to public sanitary sewer, the applicant shall covenant Lot 2 with the lots to the north in such a manner that cross-lot access will be assured and so that Lot 2 of this plat cannot be sold separately from these other lots unless or until public sanitary sewer is extended to this lot. The applicant may also wish to establish a separate access agreement for the benefit of Lot 2, in addition to the covenant.
- B. City Engineering needs to indicate if an easement and guarantee for a future extension of sanitary sewer should also be required for this Addition, i.e., to Lot 2.
- C. The applicant shall meet with City and Traffic Engineering to determine appropriate temporary turnarounds for Vermont and St. Louis. As determined necessary, the applicant shall submit a guarantee for such turnarounds. Also, the applicant shall submit a petition for the future installation of permanent turnarounds. This petition will be held until these streets are paved.
- 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 structures constructed on subject property.
- F. As requested by City Engineering, the final plat tracing shall indicate a drainage easement extending from Vermont westward to the west line of the plat. The plattor's text shall also note the granting of such an easement.
- G. 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.

- 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. 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 applicant is advised that the required platting binder has not yet been submitted for this site and that the forwarding of the plat to the City Council will be subject to a review of this binder and the satisfaction of any appropriate requirements noted by such review.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

CLOSURE

LO02

LOT 1, BLOCK A

5		N	20904.518	E	19753.426	S	0+00
N	11-55'00.0"W		48.960				
6		N	20952.423	E	19743.317	S	0+48.960
N	06-58'23.0"W		320.930				
7		N	21270.979	E	19704.355	S	3+69.890
N	89-54'26.0"E		148.610				
8		N	21271.220	E	19852.965	S	5+18.500
S	00-28'05.0"W		366.560				
9		N	20904.672	E	19849.970	S	8+85.060
S	89-54'31.1"W		96.544				
5		N	20904.518	E	19753.426	S	9+81.604
LENGTH=	981.604	AREA=	45606.536	SF	1.047	ACRES	

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

February 4, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-3 - J. ROGERS ADDITION

OWNER/APPLICANT: Roger's Enterprises, Inc., 1125 South Rock Road, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of I-235

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 66,794.7 sq. ft.

CURRENT ZONING: "LC", "C", & "AA"

PROPOSED ZONING: "LC" and "C" (Z-3078)

VICINITY MAP:

