

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

September 8, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-79 - SCOTT STUCKEY THIRD ADDITION

OWNER/APPLICANT: Scott Stuckey

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northeast corner of Hydraulic & 46th St. So.

SITE SIZE: 0.30 acres

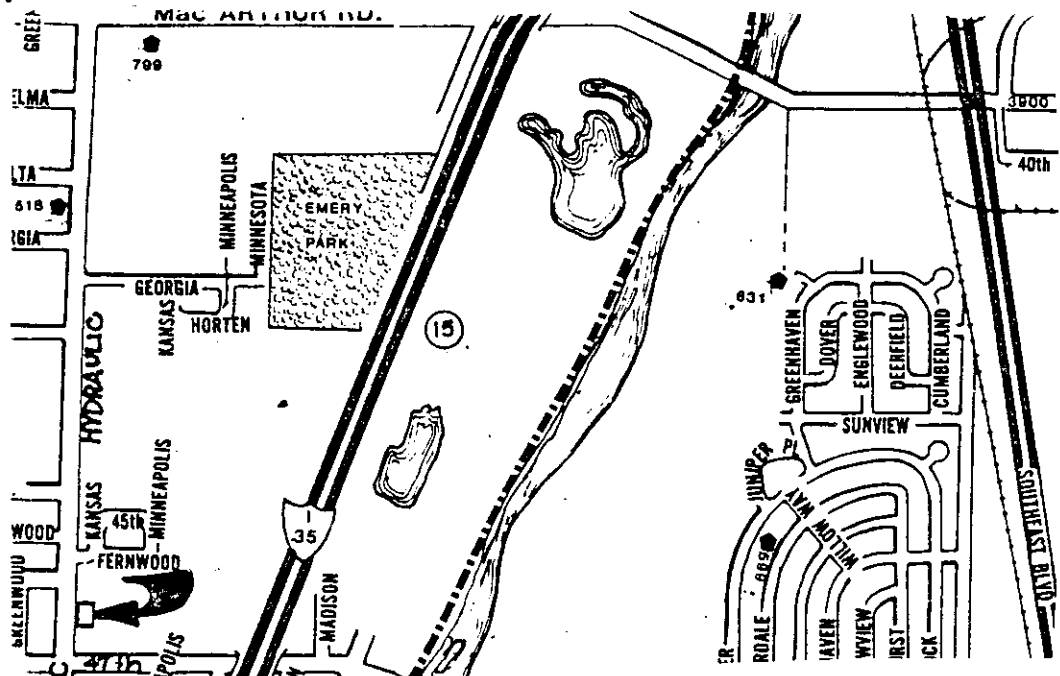
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 12,882 sq. ft.

CURRENT ZONING: "LC" Light Commercial District

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the paving of 46th Street South adjacent to this property. This guarantee shall also provide for sidewalks on each side of this commercial street and shall guarantee a 41-foot street pavement width.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate as additional street right-of-way for 46th Street South the south three (3) feet of this plat. This street is a commercial street and requires 70 feet of total right-of-way (35 feet of half). This additional street dedication shall be referenced in the plat's text.
- F. On the final plat tracing, the additional right-of-way needed for the major street intersection of Hydraulic and 47th Street South shall be dedicated from the southwest corner of Lot 1. The building setback from Hydraulic shall be adjusted eastward.
- G. On the final plat tracing, the recording information for the right-of-way existing for 46th Street shall be referenced on the face of the plat. Also, the recording information for the instrument establishing "complete access control" to Hydraulic shall also be indicated. Since this access control already exists, this plat shall not imply it is dedicating the access control. The plat's text shall be amended.
- H. On the final plat tracing, the centerline of Hydraulic Avenue shall be clearly indicated. Also, the centerlines of 46th Street South and Hydraulic Avenue shall be shown to intersect on the face of the plat.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 12, 1988

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

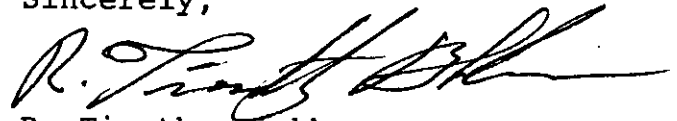
Re: S/D 88-79 - Scott Stuckey Third Addition, located at the  
northeast corner of Hydraulic and 46th St. South.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the  
Metropolitan Area Planning Commission on Thursday, September 8,  
1988, the above-captioned plat was considered. The action of the  
Committee was to defer consideration of the plat until the  
meeting of September 22, 1988.

If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:jcm

cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS, 67216  
Mike Lindebak, City Engineer

Lat. 73 M1 SW1



By TK Date 8-18-88 Page      Of     

BAUGHMAN COMPANY, P.A.

Estimate to extend from south across Stucky  
(Assume not in groundwater)

290 LF 8" Pipe @ \$25	7250
2 EA MH @ 2500	<u>5000</u>
Constr. estimate	\$12,250
+ 30%	<u>3675</u>
Total	\$15,925

For Stucky 3rd Addition extension only

130 LF 8" Pipe @ \$30	3900
1 MH @ 2500	<u>2500</u>
Constr. estimate	\$6400
+ 30%	<u>1920</u>
Total	\$8320

If Stucky pays 50% of Lat 73, his cost is \$7962.50  
He saves ~\$350 and gets sewer across ownership.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

January 12, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-79 - SCOTT STUCKEY THIRD ADDITION

OWNER/APPLICANT: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS 67216

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northeast corner of Hydraulic & 46th St. So.

SITE SIZE: 0.30 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

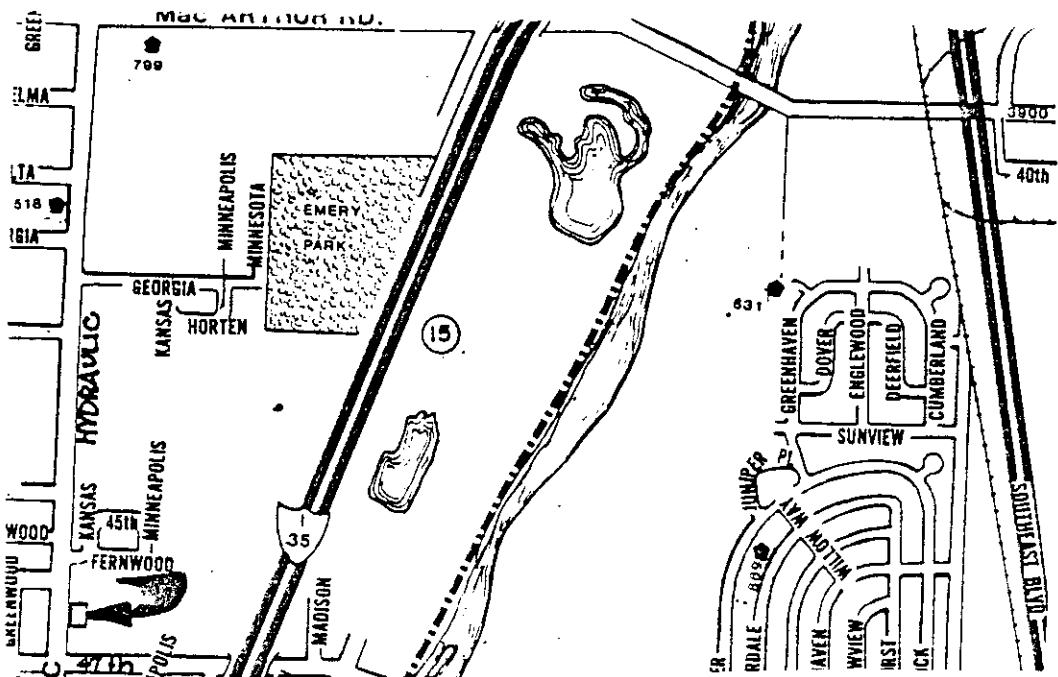
MINIMUM LOT AREA: 12,882 sq. ft.

CURRENT ZONING: "LC" Light Commercial District

---

---

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was deferred from the September 8, 1988, Subdivision Committee meeting and is submitted in a revised form.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the paving of 46th Street South adjacent to this property. This guarantee shall also provide for sidewalks on each side of this commercial street and shall guarantee a 41-foot street pavement width.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall dedicate by separate instrument 3-foot of additional street right-of-way from his property to the south and adjacent to this plat.
- E. The final plat tracing shall indicate a stub easement along the south line of this plat, for the extension of sanitary sewer to the site. The applicant shall also obtain, by separate instrument, the off-site utility easement required to the south of this plat for extension of the sanitary sewer line. This off-site easement needs to be approved by City Engineering prior to the plat being scheduled for City Council review.
- F. The final plat tracing shall indicate as additional street right-of-way for 46th Street South the south three (3) feet of this plat. This street is a commercial street and requires 70 feet of total right-of-way (35 feet of half). This additional street dedication shall be referenced in the plattor's text.
- G. On the final plat tracing, the additional right-of-way needed for the major street intersection of Hydraulic and 47th Street South shall be dedicated from the southwest corner of Lot 1. The building setback from Hydraulic shall be adjusted eastward.
- H. On the final plat tracing, the recording information for the right-of-way existing for 46th Street shall be referenced on the face of the plat. Also, the recording information for the instrument establishing "complete access control" to Hydraulic shall also be indicated. Since this access control already exists, this plat shall not imply it is dedicating the access control. The plattor's text shall be amended.
- I. On the final plat tracing, the centerline of Hydraulic Avenue shall be clearly indicated. Also, the centerlines of 46th Street South and Hydraulic Avenue shall be shown to intersect on the face of the plat.

- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.



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

January 13, 1989

Mr. Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 88-79 - Scott Stuckey Third Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 12, 1989, 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 lot being platted.
- B. The applicant shall guarantee the paving of 46th Street South adjacent to this property. This guarantee shall also provide for sidewalks on each side of this commercial street and shall guarantee a 41-foot street pavement width.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall dedicate by separate instrument 3-foot of additional street right-of-way from his property to the south and adjacent to this plat.
- E. The final plat tracing shall indicate a stub easement along the south line of this plat, for the extension of sanitary sewer to the site. The applicant shall also obtain, by separate instrument, the off-site utility easement required to the south of this plat for extension of the sanitary sewer line. This off-site easement needs to be approved by City Engineering prior to the plat being scheduled for City Council review.
- F. The final plat tracing shall indicate as additional street right-of-way for 46th Street South the south three (3) feet of this plat. This street is a commercial street and

requires 70 feet of total right-of-way (35 feet of half). This additional street dedication shall be referenced in the plat's text.

- G. On the final plat tracing, the additional right-of-way needed for the major street intersection of Hydraulic and 47th Street South shall be dedicated from the southwest corner of Lot 1. The building setback from Hydraulic shall be adjusted eastward.
- H. On the final plat tracing, the recording information for the right-of-way existing for 46th Street shall be referenced on the face of the plat. Also, the recording information for the instrument establishing "complete access control" to Hydraulic shall also be indicated. Since this access control already exists, this plat shall not imply it is dedicating the access control. The plat's text shall be amended.
- I. On the final plat tracing, the centerline of Hydraulic Avenue shall be clearly indicated. Also, the centerlines of 46th Street South and Hydraulic Avenue shall be shown to intersect on the face of the plat.
- J. On the final plat tracing, the 35-foot setback to Hydraulic shall be drawn so as to maintain the 35-foot dimension from the tapered section of street right-of-way at the plat's southwest 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- N. 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.

S/D 88-79

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 19, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*R.T. Bickhaus D.L.*  
R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS 67216

Mike Lindebak, City Engineer



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

January 20, 1989

Mr. Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 88-79 - Scott Stuckey Third Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 13, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

TB:sm

cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS 67216  
Mike Lindebak, City Engineer