

JUNE 30, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-51 - NEW BAUER ADDITION

OWNER/APPLICANT: Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Prescott Circle, in an area south of 13th Street North.

SITE SIZE: 21,550 Sq. Ft.

NUMBER OF LOTS:

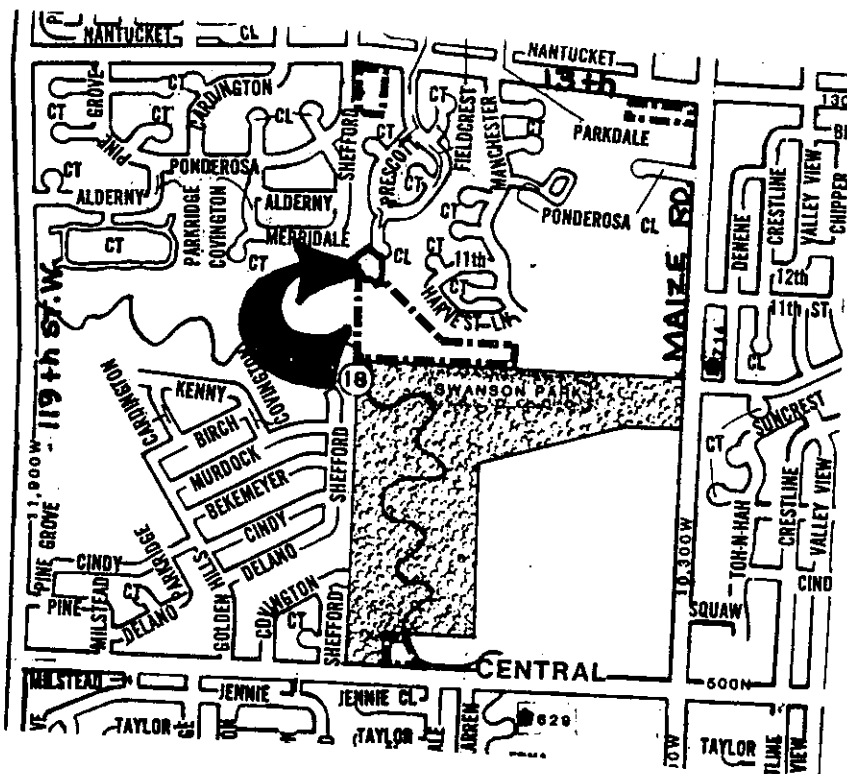
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 21,550 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. In order to more clearly identify the location of the 30-foot and 20-foot utility easements on this property, dimensions shall be provided from lot corners. Dimensions and bearings should also be provided along the 20-foot utility easement.
- B. The applicant shall provide City Engineering with a square footage figure for this lot so that special assessments for existing water, sanitary sewer and street paving projects may be redefined for the addition in which this lot was originally platted in.
- C. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- D. As required by Section 8-103(I), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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.

JULY 14, 1988

STAFF REPORT
(Revised Final Plat; Final Approved 6/30/88)

CASE NUMBER: S/D 88-51 - NEWBAUER ADDITION

OWNER/APPLICANT: Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Prescott Circle, in an area south of 13th Street North.

SITE SIZE: 21,550 Sq. Ft.

NUMBER OF LOTS:

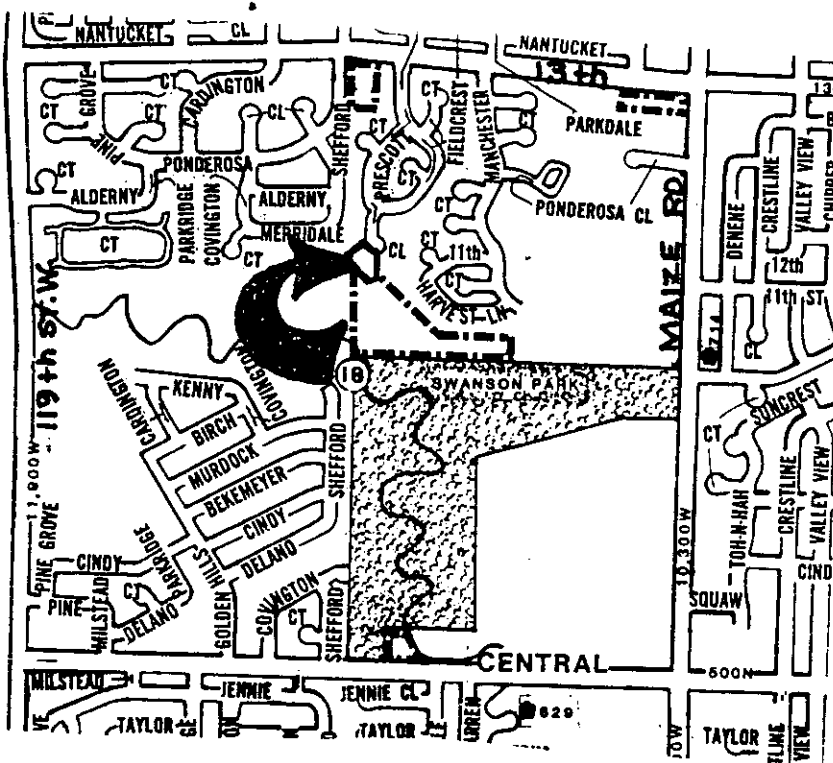
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 21,550 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



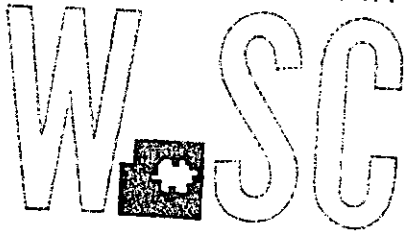
STAFF COMMENTS:

NOTE: This final plat has been revised in order to incorporate additional property into the plat. A portion in the southwest corner of this plat, was inadvertently left out of the original final plat.

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- B. The applicant shall provide City Engineering with a square footage figure for this lot so that special assessments for existing water, sanitary sewer and street paving projects may be redefined for the addition in which this lot was originally platted in.
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Note: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

JUL 5 1988

ENGINEERING DIVISION

July 1, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 88-51 - NEW BAUER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to more clearly identify the location of the 30-foot and 20-foot utility easements on this property, dimensions shall be provided from lot corners. Dimensions and bearings should also be provided along the 20-foot utility easement.
- B. The applicant shall provide City Engineering with a square footage figure for this lot so that special assessments for existing water, sanitary sewer and street paving projects may be redefined for the addition in which this lot was originally platted in.
- C. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- D. As required by Section 8-103(1), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- E. 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.
- 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-51 - NEW BAUER ADDITION
Page 2

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

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, July 7, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dik

Enclosure

cc: Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 15, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: Final Plat (Revised) S/D 88-51 - NEW BAUER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to more clearly identify the location of the 30-foot and 20-foot utility easements on this property, dimensions shall be provided from lot corners. Dimensions and bearings should also be provided along the 20-foot utility easement.
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NEW BAUER ADDITION - Page 2

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, July 21, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:jcm
Enclosure

cc: Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer