

PLAT NO. S/D 75-121 MAP NO. 5141

NAME ROEBUCK ADDITION

LOCATION: West of West St., south side of 47th St. South

ENGINEER Baughman Company

OWNER Mildred C. Roebuck

APPLICATION FILED 12-22-75

SKETCH PLAT FILED 12-22-75

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 12-22-75

S/D ACTION 1-2-76 *Referred indefinitely*

MAPC ACTION 1-8-76 *deferred as per City & Co. Com*

SCC ACTION _____

RECORDED Closed 11/22/82 *per J*

REMARKS _____

S/D 75-121 - ROEBUCK ADDITION -
West of West St., south side of
47th St. South, by Baughman Co.

*POSTED
12-29-76
[Signature]*

ACTION

	DATE
S/D COMMITTEE	<i>Deferred indef. 1-2-76</i>
M.A.P.C.	<i>Deferred see by S/D Com. 1-8-76</i>
B.C.C./B. CO. C.	_____

November 19, 1982

Mildred C. Roebuck
1838 Litchfield
Wichita, Kansas 67203

Re: S/D 75-121 - Request for approval of Roebuck
Addition - located west of West Street on the
south side of 47th Street South.

Dear Mrs. Roebuck:

We are in the process of going through our active
subdivision files in order to close those files for
which approval is no longer requested. The above-
referenced subdivision case has remained inactive
since January 8, 1976.

Please contact me at 268-4421 if you plan on completing
this 1975 case. If I have not heard from you by Dec-
ember 20, 1982, the case will be marked "closed."

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Baughman Co., P.A., 330 Laura, 67211

*Applicant called 11/22/82 & advised they
didn't own this property any longer
File closed 11/22/82 fca*

February 3, 1976

Dwight Wamsley, Assistant County Counselor
Robert A. Lakin, Director of Planning

S/D 75-121 - Roebuck Addition. Generally located in an area west of West Street and on the south side of 47th Street South.

This is to advise you that the above referred to plat was considered by the Subdivision Committee of the Metropolitan Area Planning Commission on January 2, 1976. Curtis Newby of our office presented this case to the Committee, and Mr. Newby advised that the action of the Committee was to defer the plat for redesign. Mr. Newby has advised me that subsequent to that meeting, he has been contacted by the applicant, Mrs. Roebuck, who indicated that she had filed a complaint concerning the plat with the Consumer Protection Division of the County Attorney's Office. According to Mr. Newby, the apparent reason for the complaint was one of the requirements of plat approval discussed at the Subdivision Committee meeting. The requirement being that the applicant guarantee the improvement of 47th Street South to an acceptable County standard. This requirement was requested by the County Engineer. Mrs. Roebuck's surveyor, Baughman Company, contacted the County Engineer regarding the street improvement and was given a cost estimate of \$10,000 to \$11,000 for the road improvement. Mrs. Roebuck explained to Mr. Newby that she could not afford to pay that much for the road improvement and that she felt like the person who had sold her the property had misled her into believing that there would be no great expense involved in getting the plat approval on the property. Mr. Newby has also advised me that he has been contacted by the Consumer Protection Division, requesting background information on the case. Mr. Newby has advised me that the reason for deferral of the case for redesign by the Subdivision Committee was that the Health Department is requiring the applicant to utilize the entire tract for one septic tank system whereas the plat submitted proposed to final plat only one portion of the tract.

Finally, Mr. Newby has advised me that he has been contacted by a Mr. Loveall, who was the person who sold the subject property to Mrs. Roebuck and Loveall questioned him regarding the road improvement requirement. Mr. Newby advised him of the circumstances surrounding the plat and the requirement for the road improvement. Mr. Newby indicated that Mr. Loveall was going to discuss the road improvement requirement with the County Engineer's Office.

Dwight Wamsley
Assistant County Counselor
February 3, 1976
Page 2

Attached herewith is a copy of the sketch and final plat, and
aerial photograph involving subject property for your information.

You may wish to discuss this matter in further detail, and if so,
please call.

Robert A. Lakin
Director of Planning

RAL:CLN:rme
Attachment

January 12, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-121 - Final plat of
ROEBUCK ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 2, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred for redesign and that the applicant shall be advised that all of subject property will be needed for use of a septic tank system for one building site. At such time as the redesigned plat has been submitted, the case will be scheduled for reconsideration by the Subdivision Committee.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Mildred C. Roebuck, 1838 Litchfield, 67203

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-121 Name ROEBUCK ADDITION
Date Application Rec'd. 12-22-75 Preliminary Approval N/A
Scheduled S/D Meeting 1-2-76

DESCRIPTION

General Location West of West Street and south of 47th Street South

Owner Mildred C. Roebuck
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>1.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>32</u> R/W <u>230</u> ft. |
| Residential <u>2</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>2</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>115</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>25,300</u> sq. ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> ; Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The surveyor's certificate shall contain a statement certifying that the irons as shown on the plat have been set.
- B. The appropriate right-of-way for the street adjacent to the west line of the sketch plat shall be discussed at the Subdivision Committee meeting.
- C. Subject property is located on the designated urban growth area and should be served by a municipal sanitary sewer and water system. Since sanitary sewer and a public water supply are not now available, an interim sewage treatment system and temporary private water supply will have to be utilized on subject property.
- D. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- E. As 40,000 square feet is the minimum lot size for use of a septic tank and private water supply it is the intent of the applicant to tie the two lots together for one 40,000 square feet plus building site. Therefore the applicant shall submit to the Planning Department for review and approval a restrictive covenant which will tie or join together Lots 1 and 2 in such a manner so that the combined lots may be utilized for only one residential building until such time as sanitary sewer is available to serve both lots. This instrument when properly executed and approved will be forwarded with the final plat to the Board of City Commissioners for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

(OVER)

Map No.: 5241
Section No.: 23
Twp. No.: 28S
Range: LW

S/D No. 75-121

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: ROEBUCK ADDITION

General Location: West of West St. south side of 47th St. So.

Name of Property Owner: Mildred C. Roebuck

Address: 1838 Litchfield 03 Phone: 265-6574

Name of Subdivider: Same

Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Co.

Address: 330 Laura Phone: 262-7271

Date of Application: Dec. 22, 1975

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.3 43
2. Number of Lots:
 - Residential 2
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 2
3. Minimum Lot Frontage 115 ft.
4. Minimum Lot Area 25,300 ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
 - a. 32 R/W 230 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply no (Yes-No), Name _____
10. Public Sanitary Sewers no (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Mildred C. Roebuck

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Paul S. Hendry
Date 12-22-75
Fee Submitted \$53.00

Form 273-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____