

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

cc: Mid-Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206 (Copy of plat map dated 12/16/94).
Bill Yung Design, 4912 E. 29th Street N., Wichita, KS 67220
Helen Cochran, Natural Treesource, P. O. Box 780192, Wichita, KS 67278
Dag Calafell, II, 2241 N. Stoneybrook Ct., Wichita, KS 67226
Sangeeta & Manorama Khicha, 8908 Crestwood, Wichita, KS 67206
Chris Isom, 2223 N. Stoneybrook Ct., Wichita, KS 67226
Greg Van Buskirk, 10310 Boxthorn Ct., Wichita, KS 67220



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 16, 1994

Fred Hanley
439 N. Belmont
Wichita, KS 67208

Re: S/D 92-38 - (Revised Final Plat) HANLEY ADDITION located east of Webb Road and south of 21st Street North

Dear Mr. Hanley:

At the regular meeting of the Metropolitan Area Planning Commission on December 15, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as revised, subject to the conditions stated in our letter of November 10, 1994, but with the following revisions:

1. Comment A now shall require the platting of a street from Webb Road eastward, across the drainage area then southward to the south line of the plat. A temporary turnaround shall also be provided for the terminus of this street. Guarantees shall be provided for the paving of this street, including needed structures for the crossing of the drainage way and for the installation of the temporary turnaround.
2. Comment B now shall be interpreted that the needed traffic improvements involve the major entrance at 21st Street North and a public street at Webb.
3. Restrictive covenants need to be submitted for the ownership and maintenance of Reserves. This covenant shall also include a condition prohibiting development on Lots 3 & 4 until the street serving these lots is actually built or construction initiated. The applicant is advised that the same restriction will be noted on the CUP for this site.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

FILE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

November 17, 1994

STAFF REPORT

(Revised Final Plat Approved 11/10/94, Revised Preliminary Approved 9/29/94,
Final Plat Approved 6/23/94, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6 Acres

NUMBER OF LOTS

Residential:	4
Office:	1
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

APPROVED ZONING: "A" with DP-154 (Lots 2-5) (Z-2780) and "BB" (Lot 1) (Z-2779)

VICINITY MAP:



