

Preliminary plat  
SUBDIVISION REPORT

S/D No.: 84-84

Name: Ruby J. Third Addition

Preliminary Approved:  
Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: West side of Rock Road and north of 13th Street North.

Owner: L.C. Enterprises; Wichita Tennis Assoc., Sherwood Partnership/The Hatch  
Surveyor/Engineer: Bill G. Yung Design.

1. Gross Acreage of Plat: 11.06
  2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial: 2
    - Industrial:
    - Total: 3
  3. Minimum Lot Area: 39,270 sq. ft.
  4. Existing Zoning: LC
  5. Proposed Zoning: LC
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STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2.
- C. The applicant shall guarantee the extension of water to serve Lot 2.
- D. The applicant shall guarantee any drainage improvements required by the platting of this lot.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate the 80-foot building setback which was established from Rock Road when this property was first platted as Ruby J. Addition.
- G. The final plat tracing shall indicate the following access control:
  1. "Access control except for 2 openings" to Rock Road across the east line of Lot 1.
  2. "Complete access control" to Rock Road across the east line of Lot 3 except at the location of the proposed joint access drive.
- H. The applicant or his agent shall be prepared to state why Lot 2 is not being provided direct frontage to Rock Road. It is recommended that Lot 2 be redesigned to abut directly on Rock Road and thereby ensure direct access to existing water and sanitary sewer. This redesign would also eliminate the need for the access easement indicated on the preliminary plat.
- I. The proposed access easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the drive. The easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the plat.
- J. The applicant shall submit the standard avigational easement and associated restrictive covenant.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-84

Name: Ruby J. Third Addition

Preliminary Approved: August 17, 1984

Scheduled S/D Meeting: October 11, 1984

DESCRIPTION

General Location: On the west side of Rock Road and north of 13th Street North.

Owner: L. C. Enterprises; Wichita Tennis Association; Sherwood Partnership/  
The Hatch

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 11.06
  2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial: 2
    - Industrial:
    - Total: 3
  3. Minimum Lot Area: 39,270 sq. ft.
  4. Existing Zoning: LC
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The final plat tracing shall indicate the 80-foot building setback which was established from Rock Road when this property was first platted as Ruby J. Addition.
- C. The final plat tracing shall indicate a private easement on Lot 3 to cover Lot 2's sanitary sewer service line. A copy of this recorded easement shall be submitted to the Planning Department.
- D. The final plat tracing shall indicate private easements on Lot 3 to cover Lot 2's water service and gas service lines. A copy of this recorded easement shall be submitted to the Planning Department.
- E. The proposed access easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the drive and shall reference who is responsible for initial construction of the drive. The easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the final plat tracing.
- F. The applicant shall submit the standard avigational easement and associated restrictive covenant.
- G. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."
- H. On the final tracing, the County Clerk's signature block shall be corrected to read: "MICHAEL T. SAWYER, COUNTY CLERK."
- I. If improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department.
- J. The final plat tracing shall specify the purpose of the 25-foot easement adjacent to the north line of Lot 1.

- K. The platlor's text on the final plat tracing shall be amended to reference that the access points to Rock Road, "shall be determined by the City Engineer."
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are any guarantees, or public or private easements required.
- M. Closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.