

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSIONS/D NO. 79-145 Name Royse Second Addition  
Date Application Rec'd. 12-28-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-10-80DESCRIPTIONGeneral Location Southwest corner of 21st St. North and Beaumont StreetOwner R. D. Royse  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, 67211 Phone 263-8291

- |                                                                             |                                 |
|-----------------------------------------------------------------------------|---------------------------------|
| 1. Gross Acreage of Plat <u>0.767</u>                                       | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:                                                          | a. _____ R/W _____ ft.          |
| Residential _____                                                           | b. _____ R/W _____ ft.          |
| Commercial <u>2</u>                                                         | c. _____ R/W _____ ft.          |
| Industrial _____                                                            | d. _____ R/W _____ ft.          |
| Other _____                                                                 | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>2</u>                                               | TOTAL <u>0</u> ft.              |
| 3. Minimum Lot Frontage <u>104.53</u> ft.                                   | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>11,290</u> square ft.                                | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"BB"</u>                                              |                                 |
| 6. Proposed Zoning <u>"LC" (Z-2139)</u>                                     |                                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No)      |                                 |
| 12. City of Wichita <u>X</u> ; Three-Mile Area _____                        |                                 |

STAFF COMMENTS:

Note: Associated zone case Z-2139 "BB" to "LC" has been approved subject to replatting. This replat combines Lots 2 and 3 of the original Royse Addition and it increases the 21st Street setback from 20 feet to 35 feet.

- A. The applicant is hereby advised that a proposed replat of property to the west and south (WAT Addition) indicates that the existing right-of-way for Tobin Drive will be vacated. This will require the approval of the owner of Royse Addition. Half the street right-of-way will revert to the Royse Addition. If vacated prior to or in conjunction with the platting of Royse Second Addition, there will be no need for a platted building setback from the west line of the plat.
- B. The applicant shall guarantee construction of a sidewalk along the west side of Beaumont adjacent to Lot 2. (Commercial zoning).
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan.
- D. The applicant is hereby advised that the existing building on Lot 1 which encroaches into the building setback cannot be expanded within the setback area.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

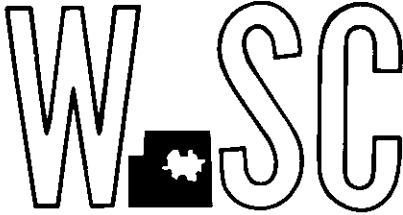
Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

T9-303

JAN 3, 1980

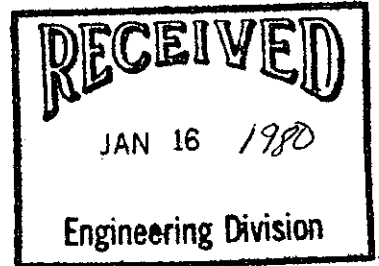
Engineering Division

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



January 15, 1980

Moehring and Associates  
433 S. Hydraulic  
Wichita, Ks. 67211

Re: S/D 79-145 - Final plat of Royse Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 10, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is hereby advised that a proposed replat of property to the west and south (WAT Addition) indicates that the existing right-of-way for Tobin Drive will be vacated. This will require the approval of the owner of Royse Addition. Half the street right-of-way will revert to the Royse Addition. If vacated prior to or in conjunction with the platting of Royse Second Addition, there will be no need for a platted building setback from the west line of the plat.
- B. The applicant shall guarantee construction of a sidewalk along the west side of Beaumont adjacent to Lot 2. (Commercial zoning).
- C. The applicant is hereby advised that the existing building on Lot 1 which encroaches into the building setback cannot be expanded within the setback area.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

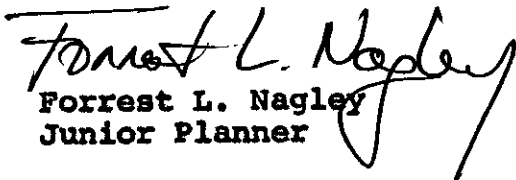
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

Moehring and Associates  
1-15-80  
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 January 17, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: R. D. Royse, 6011 E 21st, 67208  
+ Dean Sellers, Acting City Engineer

## METROPOLITAN AREA PLANNING DEPARTMENT

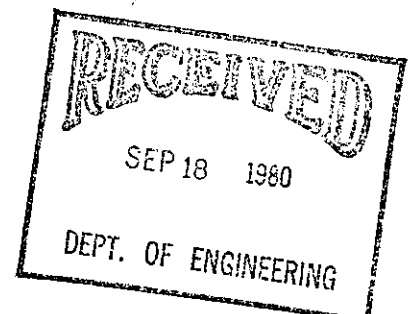
September 18, 1980

TO Chris Breitenstein, Acting Drainage Design Engineer  
FROM Louise Olivarez, Senior Planner  
SUBJECT Affidavit for surface drainage in Royse Second Addition

Engineering Department approval of the drainage plan for Royse Second Addition was conditioned upon the recording of an affidavit permitting surface drainage from one lot to the other. Such a document has been submitted (copy attached) and will be recorded by the City Clerk after the plat is approved by the City Commission on September 23, 1980. I have asked the City Clerk to forward the recorded affidavit to you for your files.

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh



Eng

THIS INDENTURE, Made this 12 day of September 1980.

WITNESSETH, that the undersigned, R. D. Royse and JoAnn Royse, are owners in fee simple of the following described property, to wit:

Lots 1 and 2, Block A, Royse Second Addition to Wichita, Sedgwick County, Kansas.

and they do hereby grant, convey and establish a common drainage right-of-way and easement as hereinafter set forth.

- 1. An easement for surface water drainage in favor of Lot 1, over and across the West 12.5 feet of Lot 2.
- 2. An easement for surface water drainage in favor of Lot 2, over and across the East 12.5 feet of Lot 1.

The easements and rights-of-way hereby granted and established shall be covenants running with the lands and are binding and of full force and effect upon the undersigned, their heirs and assigns.

By R. D. Royse  
 R. D. Royse

JoAnn Royse  
 JoAnn Royse

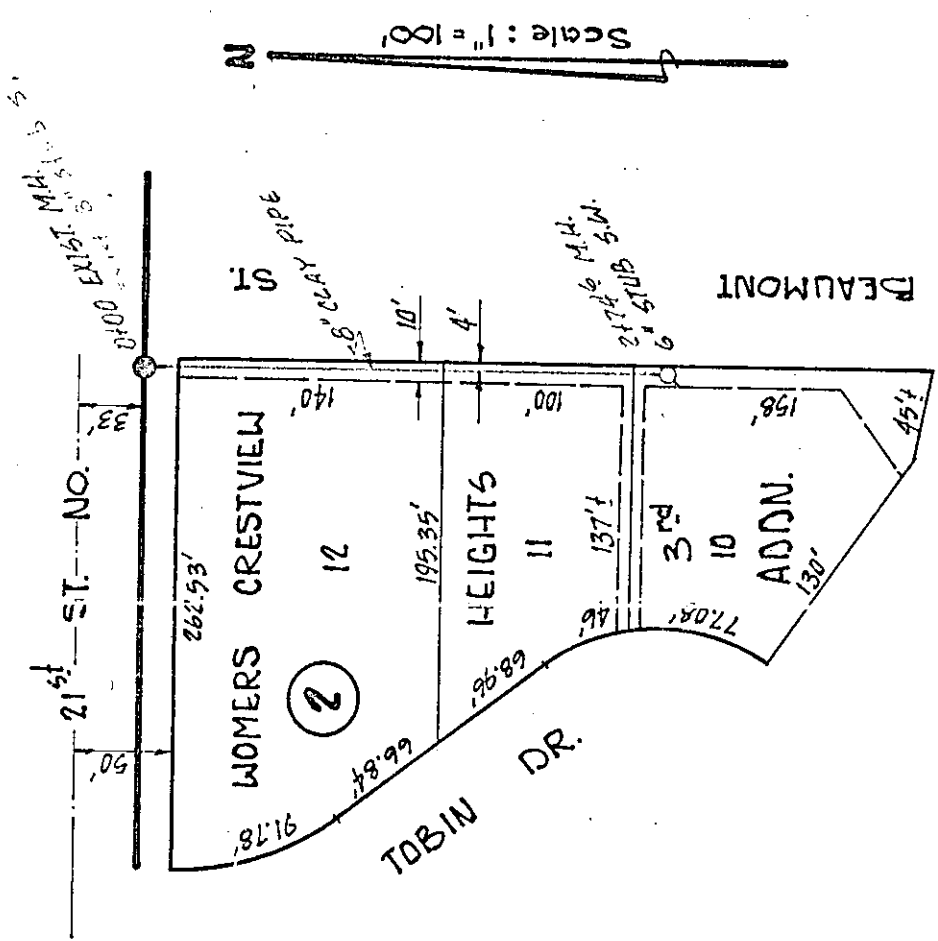
STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, That on this 12 day of September 1980, before me, a Notary Public, in and for the County and State aforesaid, came R. D. Royse and JoAnn Royse, to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed my official seal, the day and year last above written.

My Comm. Exp. 4/15/84

Alice J. Kaber  
 Notary Public



Lat. 30, Sub. 5, S.S. No. 23  
 Utility Contractors, Inc.  
 Booked: May 4, 1970, from I.H. 65  
 Project No. C29.59

*(Handwritten notes and signatures)*