

S/D No.: 84-53

Name: Seneca Hills 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: Both sides of Elizabeth at 49th Street South.

Owner: Amarado Investment Company, Inc.

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 9.1 Ac. ±
  2. Number of Lots:
    - Residential: 32
    - Office:
    - Commercial:
    - Industrial:
    - Total: 32
  3. Minimum Lot Area: 8282 sq. ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: AA
- 
- 

STAFF COMMENTS:

NOTE: This plat represents the second final plat of a portion of an overall plat approved by the Subdivision Committee on October 16, 1980, (Seneca Hills Addition).

- A. 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.
- B. The applicant shall guarantee the paving of the proposed streets.
- C. The applicant shall guarantee the construction of the temporary cul-de-sacs for Fairhaven and 49th Street South. The representative from the City Engineer's office should be prepared to comment on how these turn-arounds will be constructed.
- D. The applicant shall guarantee extension of municipal water to serve each lot.
- E. The applicant shall guarantee extension of sanitary sewer to serve each lot.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- H. On the final plat tracing, the platlor's text shall reference the platting of the temporary cul-de-sacs. The text shall specify that the temporary cul-de-sacs will cease to exist when Fairhaven and 49th Street South are extended west.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-53      Name: SENECA HILLS 2ND ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: Both sides of Elizabeth at 49th Street South.  
Owner: Amarado Investment Company, Inc.  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.02 Acres +
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 19,41 Acre +
  4. Existing Zoning: R-5 and AA
  5. Proposed Zoning: R-5
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2624) requesting "AA" to "R-5" has been approved subject to replatting.

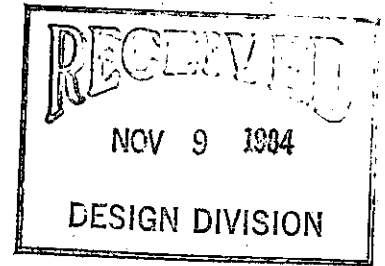
- A. As a floodway is being platted as part of this lot, the plattor's text on the final plat shall make reference to the standard floodway language.
- B. On the final plat, the plattor's text shall clearly state that access to Elizabeth Street, across the north line of the lot, is limited to emergency access purposes.
- C. As the previous plat of Seneca Hills Addition is being vacated by this replat, the plattor's text shall reference K.S.A. 12-512 (b) amended.
- D. 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. Specifically, are the limits of the floodway acceptable, do any drainage improvements need to be guaranteed with this plat, and is the platting of a minimum building pad required?
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



November 9, 1984

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 84-53 - Preliminary Plat of Seneca Hills 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. As a floodway is being platted as part of this lot, the plat's text on the final plat shall make reference to the standard floodway language.
- B. On the final plat, the plat's text shall clearly state that access to Elizabeth Street, across the north line of the lot, is limited to emergency access purposes.
- C. As the previous plat of Seneca Hills Addition is being vacated by this replat, the plat's text shall reference K.S.A. 12-512 (b) amended.
- D. The final plat shall indicate a 20-foot, north/south storm sewer easement to cover the proposed storm sewer which will cross this property.
- E. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's Office for review and approval.
- 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

Professional Engineering Consultants, P.A.

Re: S/D 84-53 - Preliminary Plat of Seneca Hills 2nd Addition

November 9, 1984

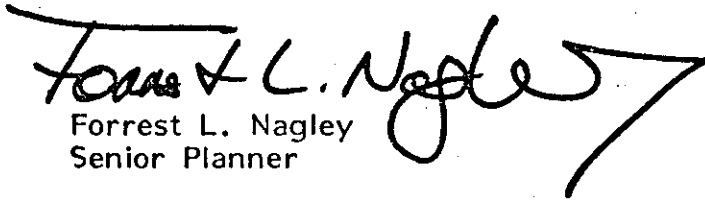
Page 2

- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a large, sweeping flourish at the end.

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
~~Mike~~ Lindebak, City Engineer

S/D No.: 84-53      Name: SENECA HILLS 2ND ADDITION

Preliminary Approved: 11/8/84  
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location:    On the west side of Seneca in an area south of 48th Street South.

Owner:    Amarado Investment Company, Inc.

Surveyor/Engineer:    Professional Engineering Consultants, P.A.

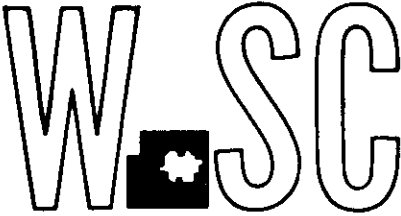
1.    Gross Acreage of Plat:    20.02 Acres +
  2.    Number of Lots:
    - Residential:            1
    - Office:
    - Commercial:
    - Industrial:
    - Total:                    1
  3.    Minimum Lot Area:        19.41 Acres +
  4.    Existing Zoning:         R-5 and AA
  5.    Proposed Zoning:        R-5
- 
- 

STAFF COMMENTS:

NOTE:    The applicant's associated zone case (Z-2624) requesting "AA" to "R-5" has been approved subject to replatting

- A.    The final plat tracing shall indicate a 20-foot, north/south storm sewer easement to cover the proposed storm sewer which will cross this property.
- B.    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 the limits of the floodway acceptable, do any drainage improvements need to be guaranteed with this plat, and is the platting of a minimum building pad required?
- C.    Closure computations shall be submitted with the final plat tracing.
- D.    Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 7, 1984

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 84-53 - Final Plat of Seneca Hills 2nd Addition

Gentlemen:

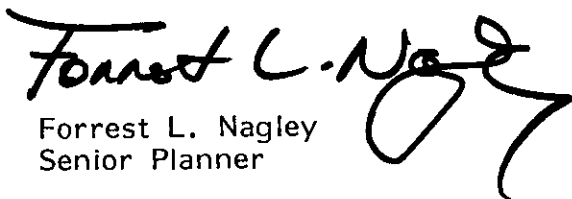
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a covenant for recording with the plat which states that drainage easement required for this property will be granted prior to development of the lot.
- B. Closure computations shall be submitted with the final plat tracing.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, December 13, 1984. If you have any questions concerning this matter, please call.

Sincerely,

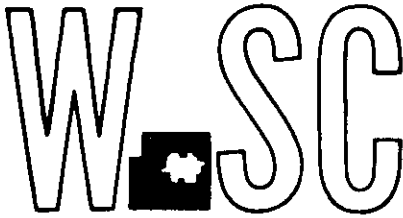
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
X Mike Lindebak, City Engineer

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P  
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

December 13, 1984

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re.: S/D 84-53 - Final Plat of Seneca Hills 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1984, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 7, 1984.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

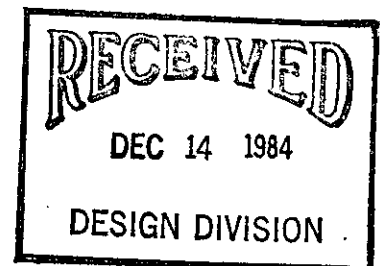
Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Planning Analyst

BRB:mlh

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
v Mike Lindebak, City Engineer



June 10, 1985

Mr. Michael J. Boyd  
128 South Dellrose  
Wichita, Kansas 67218

Dear Mr. Boyd:

It has been brought to the attention of this office by several other City departments that you are currently mining sand from the platted Floodway in Seneca Hills 2nd Addition.

The Plator's Text (copy enclosed) states that no work shall be carried on within the floodway without the permission of this office. This office has not received any plans for review and approval for the work being done within the Floodway and the method with which this work is being accomplished.

All work within the Floodway should stop until these matters are resolved and plans approved by this office. You may also be in violation of other City Codes and Ordinances.

Yours truly,



Michael E. Lindebak, P.E.  
City Engineer

MEL:bgr

Enclosure

cc: Shirley Mast, Citizen Participation Organization  
Monty Robson, Superintendent of Central Inspection  
Robert A. Lakin, Director of Planning  
Jack Galbraith, Chief Planner - Current Plans