

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

April 27, 1990

Armstrong Land Survey
Donald C. Armstrong
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 90-18 - WHITCHER ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, 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 April 20, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Scott Witcher, 920 E. 43rd St. South, Wichita, KS 67216
Mike Lindebak, City Engineer

NS

PARK
LAKEVIEW
MOBILE
HOME
THIRD

HORTON

PARK

LAKE

ADD.

1245.46

1147

1130.37

70

134.06

629.50'

WHITCHER

PART OF
RIVERSIDE

GARDENS

B-12472

ADDN

8

ALFALFA

662.7'

HORTON'S

25' Setback

DANIEL'S

16' 10" (E.S. 128.3)

East

ADD. 2

25' Setback

95'

99'
58'
DANIEL'S
2ND
ADDN.
1
89'

50'

60'

306'

40'

40'

40'

40'

40'

40'

306.6'

558.9'

67

6777

DEED PREPARED UNDER SUPERVISION OF
WHITE, SEDGWICK COUNTY CLERK

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 20, 1990

Armstrong Land Survey
Donald C. Armstrong
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 90-18 - WHITCHER ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, 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 guarantee the extension of sanitary sewer to serve Lots 1 & 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit, by separate instrument, a contingent street dedication for the north 30 feet of Lots 1 and 2 and the south 30 feet of Lots 3 and 4. The contingent street dedication shall be contingent upon all of the following conditions:
 1. The City's need for the right-of-way for any street related purpose; and
 2. Construction or guarantee of a street; and
 3. The removal of the oil well and with the approval of the oil and gas lessee.
- D. The applicant shall submit a covenant that ties Lots 3 and 4 to Lots 1 and 2 in a combination that assures these lots will not be sold separate from a lot with direct access to 43rd Street South until such time that Horton Street is constructed. This covenant shall also state that no habitable structure may be constructed on Lots 3 and 4 until said Lots have access to sewer and water.

- E. On the final plat tracing the plattor's text shall site the following: "The contingent street dedication as shown on the plat has been created by separate instrument."
- F. The sketch plat shows an oil well within the boundary of the plat. Therefore, the applicant's agent shall determine to what extent if any this plat is encumbered by any second party. The applicant is advised that a note may be required on the plat referencing any oil lease agreements.
- G. The applicant shall submit a copy of the "15 foot access easement," recorded on Film 470 and Page 228 to the Planning Department prior to this plat being scheduled for the City Council. Also, if this "access easement" is for private purposes the final plat tracing shall show it as a "private access easement."
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- I. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- J. The applicant shall submit a copy of the K.G. & E. and Gas Service Easements prior to scheduling this plat for the City Council.
- K. Prior to submitting the final plat tracing, the applicant shall submit to City Engineering, for approval, an off-site utility easement needed for the extension of sanitary sewer. Upon approval, the easement shall be submitted with the final plat tracing to the Planning Department for recording.
- L. The final plat tracing shall indicate a 10-foot utility easement along the plat's south line and the easement requested by K.G. & E. and indicated on the enclosed marked copy of the plat.
- M. The plattor's text misspelled "all" as "alld" this shall be corrected on the final plat tracing.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

S/D 90-18 Whitcher
Page 3

P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, April 26, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm
Enclosure

cc: Scott Whitcher, 920 E. 43rd St. South, Wichita, KS 67216
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

April 19, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-18 - WHITCHER ADDITION

OWNER/APPLICANT: Scott Whitcher, 920 E. 43rd St. So., Wichita, KS 67216

SURVEYOR/ENGINEER: Donald C. Armstrong

LOCATION: North of 43rd St. So. in an area west of Laura.

SITE SIZE: 2.5 Acres

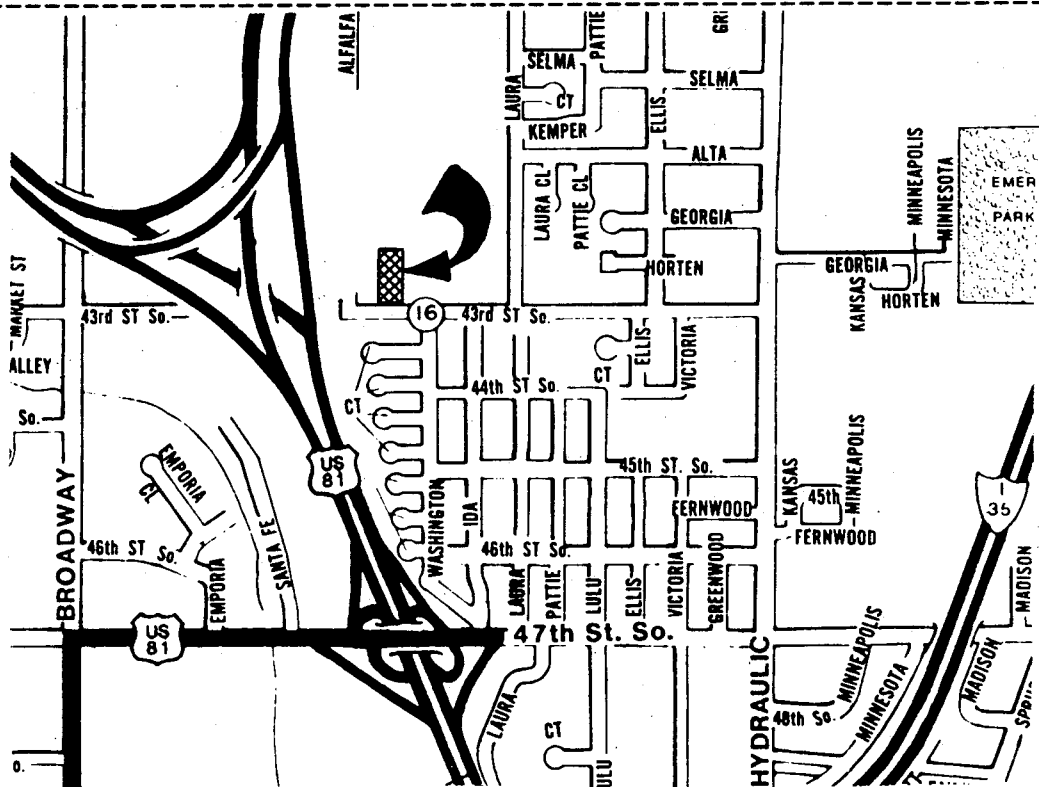
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 27,225 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:

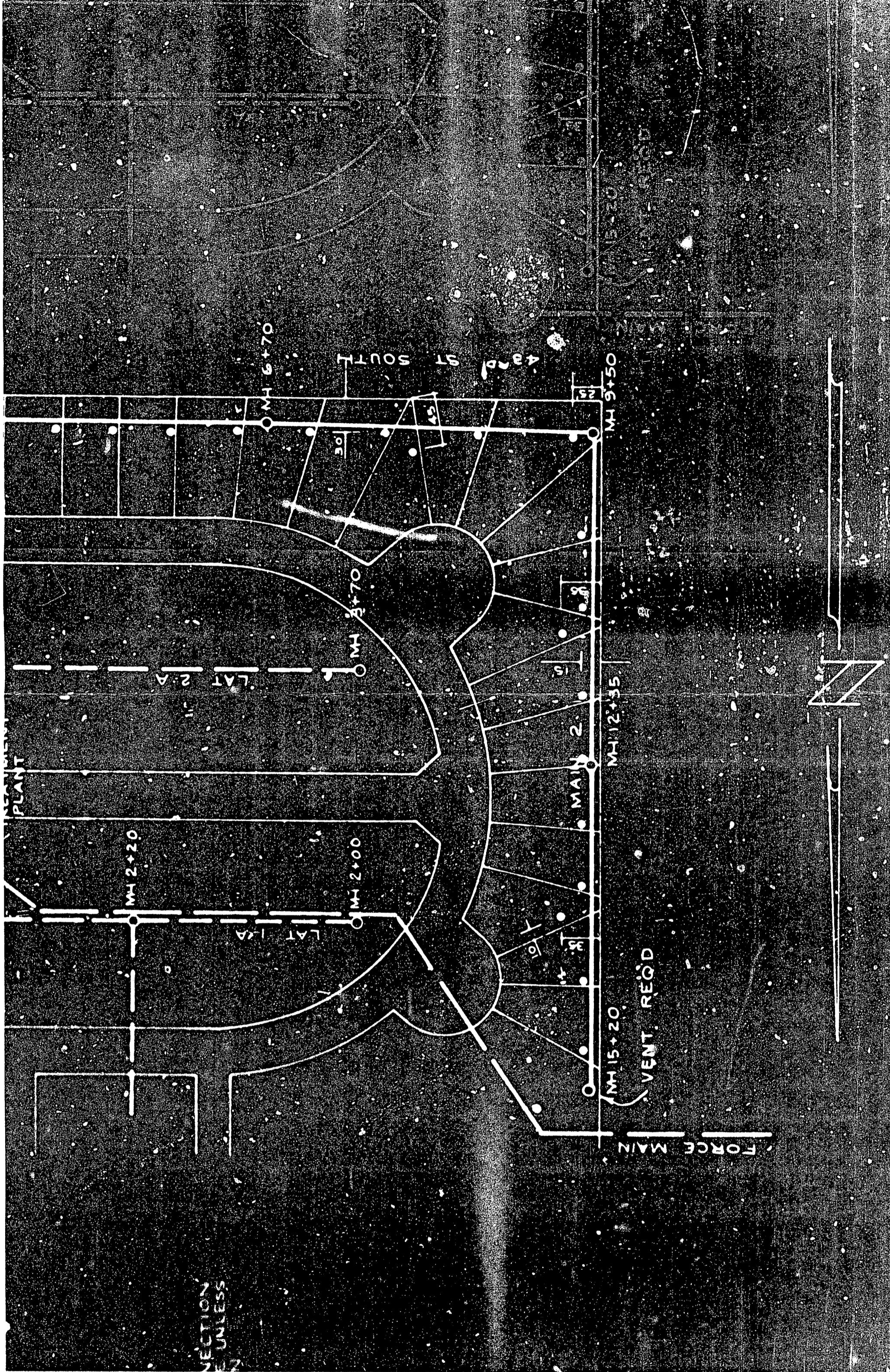


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lots 1 & 2.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit, by separate instrument, a contingent street dedication for the north 30 feet of Lots 1 and 2 and the south 30 feet of Lots 3 and 4. The contingent street dedication shall be contingent upon all of the following conditions:
 1. The City's need for the right-of-way for any street related purpose; and
 2. Construction or guarantee of a street; and
 3. The removal of the oil well and with the approval of the oil and gas lessee.
- E. The applicant shall submit a covenant that ties Lots 3 and 4 to Lots 1 and 2 in a combination that assures these lots will not be sold separate from a lot with direct access to 43rd Street South until such time that Horton Street is constructed. This covenant shall also state that no habitable structure may be constructed on Lots 3 and 4 until said Lots have access to sewer and water.
- F. On the final plat tracing the plattor's text shall cite the following: "The contingent street dedication as shown on the plat has been created by separate instrument."
- G. The sketch plat shows an oil well within the boundary of the plat. Therefore, the applicant's agent shall determine to what extent if any this plat is encumbered by any second party. The applicant is advised that a note may be required on the plat referencing any oil lease agreements.
- H. The applicant shall submit a copy of the "15 foot access easement," recorded on Film 470 and Page 228 to the Planning Department prior to this plat being scheduled for the City Council. Also, if this "access easement" is for private purposes the final plat tracing shall show it as a "private access easement."
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

- J. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- K. The applicant shall submit a copy of the K.G. & E. and Gas Service Easements prior to scheduling this plat for the City Council.
- L. The plattor's text misspelled "all" as "alld" this shall be corrected on the final plat tracing.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat was submitted in final form only.



SECTION
UNLESS