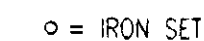
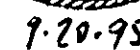


TO WICHITA, SEDGWICK COUNTY, KANSAS



B.M. - CITY OF WICHITA STD. DISC 73.4' SOUTH AND
31' EAST OF THE INTERSECTION OF THE CENTERLINES
OF WEBB ROAD AND KELLOGG.
ELEV.=179.16 CITY DATUM
ELEV.=1366.56 M.S.L.

FOR SETBACK LINES SEE AMENDED C.U.P. DP-116



OWNERS:

BY: Hugh S. Maxwell Barbara Maxwell
HUGH S. MAXWELL BARBARA MAXWELL
A/K/A HUGH SICKNER MAXWELL

_____, SECRETARY
MARTIN S. KROUT

_____, DEPUTY
ED. REA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 14, 1995

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
WICHITA, Ks 67202

Re: S/D 95-61- MAXWELL 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1995, 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 September 7, 1995.

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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Hugh S. and Barbara Maxwell, 269 Lakeshore Drive, San Francisco, CA 94132
Gary Snyder, 7701 E. Kellogg - Suite 200, WICHITA, KS 67207
Mike Lindebak, City Engineer

7701

SEDGWICK COUNTY



September 7, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
WICHITA, Ks 67202

Re: S/D 95-61- MAXWELL 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1995, 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 advised that based upon CUP, DP-116, a maximum of three (3) buildings is to be allowed in Parcel 4. By way of this replat and a previous lot split (L/S-0722), this parcel will have been divided into three building sites. Any greater number of buildings will require submission and approval of a site circulation plan. It is Staff's understanding that the applicant intends to place two (2) structures on Lot 2. These two structures plus the existing building on the lot to the east are all the buildings CUP Parcel 4 can have without further review and approval as indicated in DP-116.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ☒ C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be petitioned, otherwise, these improvements will be required at the time of site development.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- ☒ 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. (Water service

September 7, 1995

Page 2

and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The final plat shall indicate the utility easements requested by K.G. & E.-Electric and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, September 14, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Hugh S. and Barbara Maxwell, 269 Lakeshore Drive, San Francisco, CA 94132
Gary Snyder, 7701 E. Kellogg - Suite 200, WICHITA, KS 67207
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

September 14, 1995

STAFF REPORT
(Final Plat Approved 9/7/95)

CASE NUMBER: S/D 95-61 MAXWELL 4TH ADDITION

OWNER/APPLICANT: Hugh S. and Barbara Maxwell, 269 Lakeshore Drive, San Francisco, CA 94132

AGENT: Gary Snyder, 7701 E. Kellogg - Suite 200, WICHITA, KS 67207

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, WICHITA, Ks 67202

LOCATION: North of Kellogg and west of Webb Road

SITE SIZE: 5.0 ± Acres

NUMBER OF LOTS

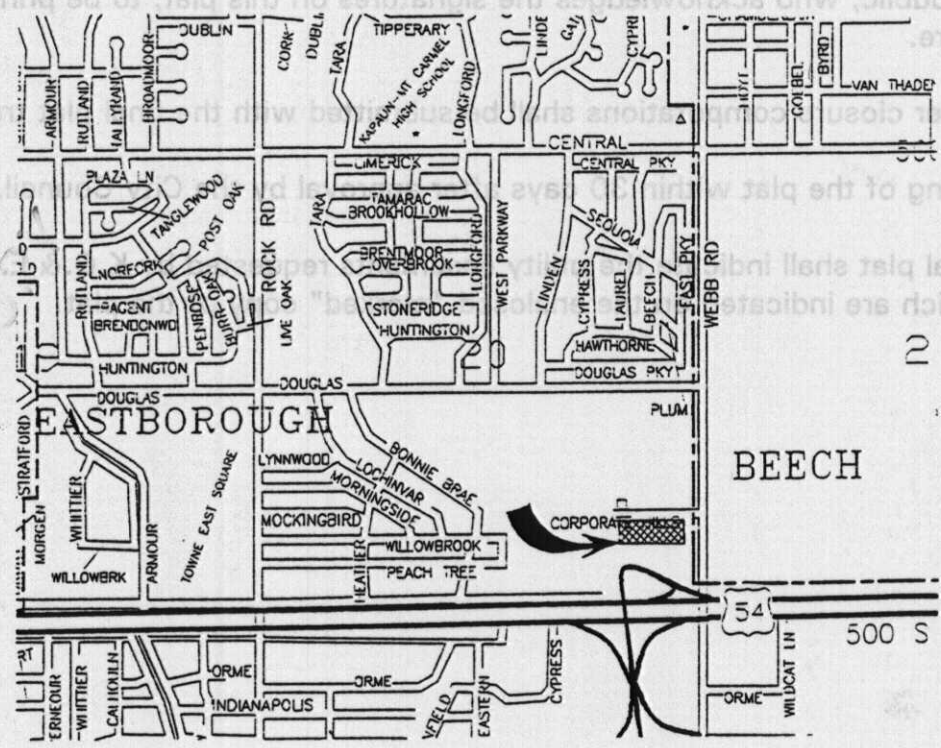
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.475 ± Acres

CURRENT ZONING: "LC" DP-116

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that based upon CUP, DP-116, a maximum of three (3) buildings is to be allowed in Parcel 4. By way of this replat and a previous lot split (L/S-0722), this parcel will have been divided into three building sites. Any greater number of buildings will require submission and approval of a site circulation plan. It is Staff's understanding that the applicant intends to place two (2) structures on Lot 2. These two structures plus the existing building on the lot to the east are all the buildings CUP Parcel 4 can have without further review and approval as indicated in DP-116.
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