

WICHITA, SEDGWICK COUNTY, KANSAS

Don Wright County Clerk

Baughman Company, . A.
October 12, 1992
Page 2 - S/D 92-46

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 developers.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Losew". The signature is fluid and cursive, with the first name "Don" and last name "Losew" clearly distinguishable.

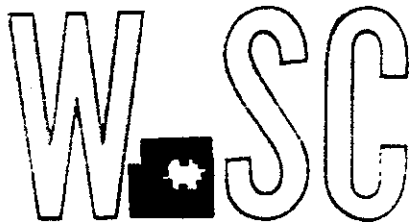
Don Losew
Senior Planner

DL:rh

cc: Mike Lindebak, City Engineer

Ronnie Beard, 7617 W. Nantucket, Wichita, KS 67212
Krista Hickey, 116 North Wood, Wichita, Ks 67212
D. W. Oakley, 140 N. Tyler Road, Wichita, KS 67212

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 12, 1992

Baughman Co., P. A.
311 South Ellis
Wichita, KS 67211

Re: S/D 92-46 R. BEARD ADDITION (FINAL PLAT)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 8, 1992, 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 October 2, 1992 but with the following amendments to comments A and B:

- Access
ctr. = ok
need copy
of joint acc.
agmt + rec.
info on tracing*
- A. Based upon the existing conditions in this area, the final plat tracing shall be redesigned to show two lots fronting Douglas with no more than two lots fronting Tyler Road.
- B. If two lots are platted with frontages to Tyler Road complete access control shall be indicated, except for one-joint opening centered on the common lot line of these lots. Complete access control shall also be established from all other lots abutting Tyler Road. The joint access opening should be created by separate instrument, and recorded by the applicant with the recording information shown on the final plat tracing. This instrument shall be submitted to the Planning Department for review prior to it being recorded. This easement shall run with the land and specifically indicate how the drive in the easement will be installed and maintained and that the easement will not be obstructed.

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.

FILE COPY

STAFF COMMENTS:

- A. Based upon the existing conditions in this area the final plat tracing shall be redesigned to create no more than three (3) lots. Further, the Subdivision Regulations because of safety and traffic concerns indicate that residential additions should be designed so as to avoid lots fronting onto arterials. Because of the limitations of this site, this may not be avoided for all lots but two of the lots can and should be oriented to front on Douglas Avenue.
- B. On the final plat tracing, the one lot facing Tyler Road shall indicate access control except for one opening to this street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As requested by Planning and City Engineering, to protect the trees along the west line of this plat, a wider utility easement (15-feet) shall be indicated.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. 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.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2

October 8, 1992

STAFF REPORT
(Final Plat Approved 10/1/92)

CASE NUMBER: S/D 92-46 - R. BEARD ADDITION

OWNER/APPLICANT: Ronnie Beard, 7617 W. Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P. A., 311 South Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Douglas and Tyler

SITE SIZE: 1.16

NUMBER OF LOTS

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

MINIMUM LOT AREA: 10,605 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING:

VICINITY MAP:

