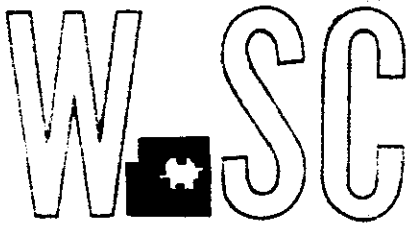




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 12, 1992

Baughman Company, P. A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 92-44 BREEZY POINTE 2ND 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.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Jay W. Russell, Contract Purchaser, 515 Maize Road, Wichita,  
KS 67212  
Mike Lindebak, City Engineer

FILE COPY

- R. 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.
- S. 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.
- T. As was noted by the representatives from K.G. & E. and Southwestern Bell, additional easements are required on the revised final plat. The final plat tracing shall indicate any such required easements and the applicant shall submit letters from these utilities indicating that all needed easements have been provided.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The final plat tracing shall indicate that the minimum pad elevations are for the lowest floor level, unless verification is submitted to City Engineering from FEMA, indicating that any involved lots are not within a regulated floodplain.

October 8, 1992

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

CASE NUMBER: S/D 92-44 - BREEZY POINTE 2ND ADDITION

OWNER/APPLICANT: Jay W. Russell, Contract Purchaser, 515 Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Maple and west of 119th Street West

SITE SIZE: 66.8 Acres

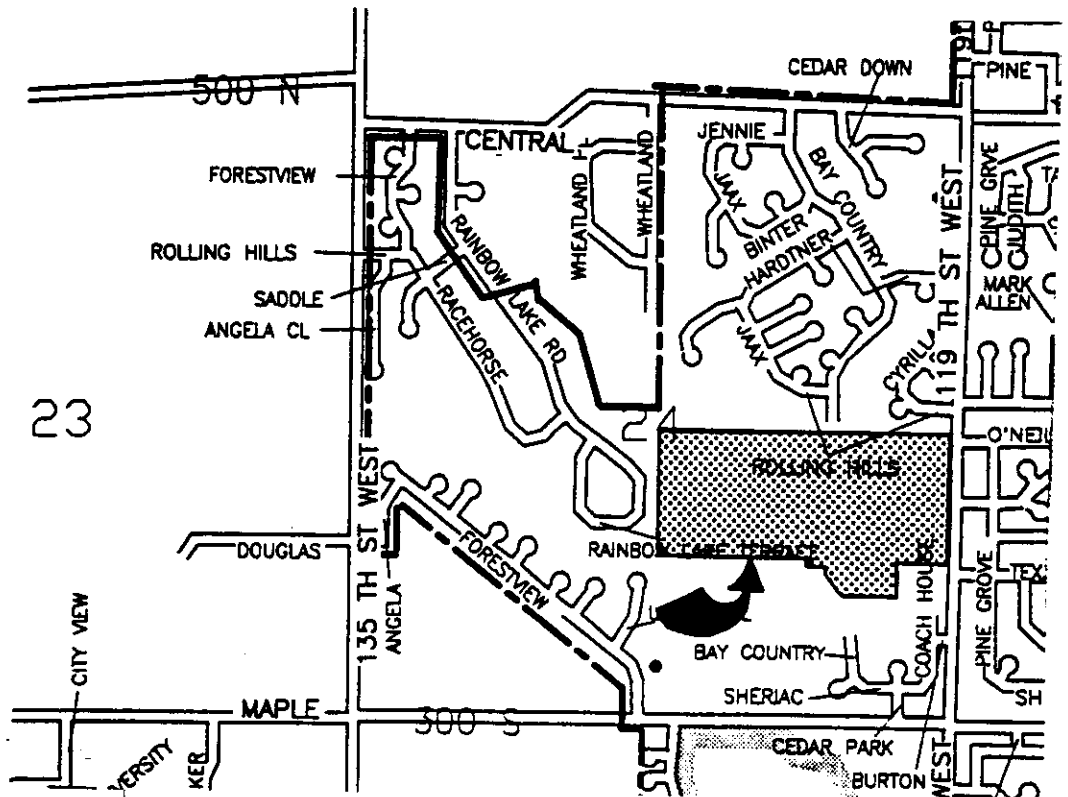
NUMBER OF LOTS

Residential:	118
Office:	
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 9,400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As requested by Traffic Engineering, the applicant shall guarantee a left turn lane in 119th St. North to serve this site. This improvement will be held until such time as 119th St. West is widened.
- G. The applicant shall guarantee the installation of sidewalk in this addition to correspond to the system of sidewalks found or planned in the additions north and south of this site. Specifically, sidewalk needs to be guaranteed along one side of Meribeau from 119th Street West to Bay Country Court as shown at the south line of the plat. Also, sidewalk needs to be extended along Cedar Park/Jayson (as shown on this plat) from Meribeau to where Bay Country enters this site from the north.

It is recommended that because of the extensive length of Jayson-Breezy Point Circle that sidewalk be continued along this street segment from Bay Country to the end of the cul-de-sac.

If the applicant chooses, an alternative sidewalk plan may be submitted to Planning for review and approval. Any such plan shall, however, show logical connections to the systems provided in the adjacent additions.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Both in terms of length and the number of dwellings accessing Breezy Pointe Circle/Jayson, this street requires platting at the 64-foot right-of-way standard. The amount of traffic that enters and consequently must exit past the same lots would be expected to exceed reasonable traffic volumes for a street allowing potentially only one moving lane. Further, this excessively long cul-de-sac will be largely surrounded by Reserves used for drainage purposes and no reasonable alternative means of emergency access can be provided except along this street.

Under such conditions, the Subdivision Regulations have indicated that a 64-foot right-of-way is to be provided. The final plat tracing shall plat this street to the 64-foot right-of-way standard.

- J. The revised final plat submitted by the applicant for the Subdivision Committee appears to be providing an acceptable pattern of street names and may be used for the final plat tracing.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage or floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Access for residents into Reserve D appears to be extremely limited, especially for the properties along the north and west sides of Block 3. It is recommended that an additional means of access such as the extension of the reserve or an access easement, be provided somewhere in the area of Lots 10 to 24 of Block 3.
- O. A typographical error in the plattor's text should be corrected where reference is made to the uses of reserves for drainage purposes (instead of drainage purposed).
- P. The applicant is reminded that a platting binder is to be submitted with a final plat. This binder shall be submitted with the final plat tracing and scheduling of the plat for City Council review shall be subject to review of this binder and the satisfaction of any appropriate conditions noted in the binder.
- Q. 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.