

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 24, 1992

Macon Company  
114 E. 4th  
Newton, KS 67114

Re: S/D 92-41 THREE R's ESTATE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 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 September 18, 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: Howard & Genevieve Sims, 7121 N. Hillside, Wichita, KS 67147  
Gregory & Stephanie Waldeck, 7121 N. Hillside, Wichita, KS  
67147  
Jerry & Sandra Majors, 7121 N. Hillside, Wichita, KS 67147  
Mike Lindebak, City Engineer

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standard floodway language for this reserve and a covenant shall also be submitted concerning the ownership of the Reserve and the County's right to enter the site to maintain, if necessary, the floodway and charge back any associated costs to the property owners by a means similar to special assessments. The applicant shall contact County Engineering to determine the boundaries of such floodway reserve and shall submit to Planning for recording, the restrictive covenant.

- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

September 24, 1992

STAFF REPORT  
(Final Plat Approved 9/17/92)

CASE NUMBER: S/D 92-41 - THREE R's ESTATE ADDITION

OWNER/APPLICANT: Howard and Genevieve Sims, Etal, 7121 N. Hillside, Wichita, KS 67147

SURVEYOR/ENGINEER: Macon Company, 114 E. 4th, Newton, KS 67114

LOCATION: North of 69th Street North and west of Hillside

SITE SIZE: 16 acres

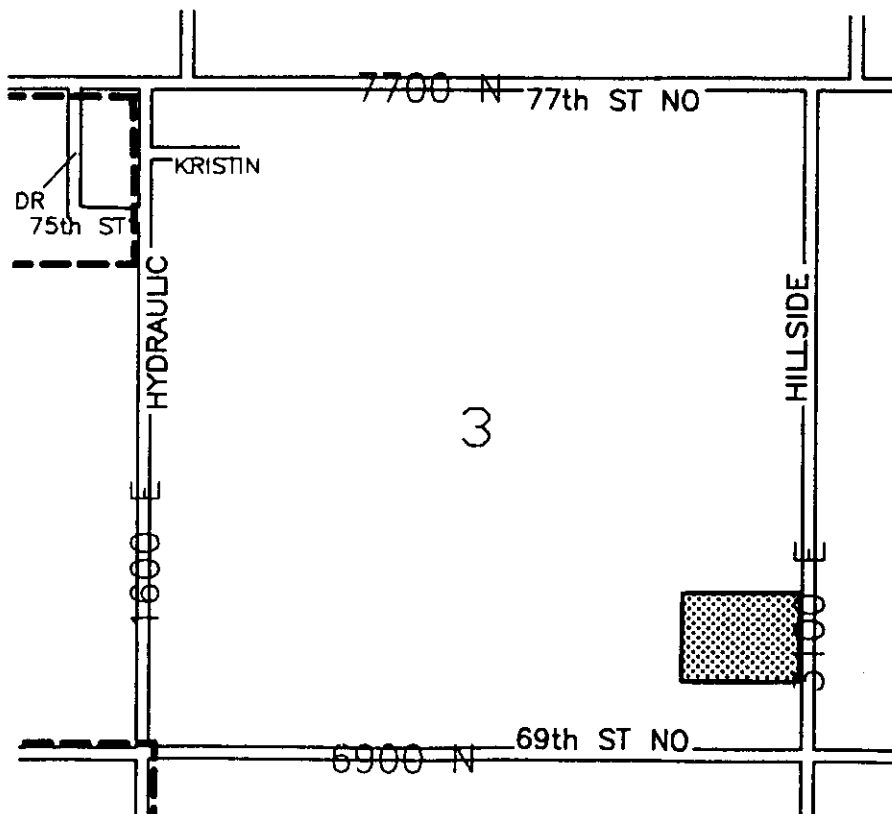
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



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STAFF COMMENTS:

- A. As indicated by the Health Department, this site has already been approved for the use of on-site sanitary sewer and water facilities.
- B. As indicated by the sketch plat, an existing home on this site has been provided access to Hillside by means of a recorded ingress/egress easement. Rather than dedicate and guarantee a public street for the three lots now being platted, the applicant is requesting to use this existing access easement for all three building sites.

The Subdivision Regulations (7-205(E)) indicate that for single family lots, the use of vehicular access easements is to be "discouraged" but may be allowed when authorized by the Planning Commission. The applicant has indicated to Staff that this site is somewhat isolated and restricted as to access from or to adjoining areas. The southern and westerly property lines for instance are encumbered by an existing pond and the north property line is adjacent to a private drive that provides access to another existing home to the west of this site but a hedgerow physically separates the site from this drive.

Based on the existing conditions of this site, the Planning Commission has recommended allowing the use of a private vehicular access easement.

- C. On the final plat tracing, the dedication of access control to Hillside except for two (2) openings needs to be indicated both on the face of the plat and in the plattor's text.
- D. On the final plat tracing, the plattor's text shall be amended to reference the standard plattor's language as to the dedication of streets (and access control) and the granting of public easements.
- E. In order to indicate the typical platting of a building setback to public streets, the 40-foot water easement shall also be labeled as a platted building setback. In the event the water easement is reduced or eliminated, a 40-foot setback would still be considered to exist.
- F. On the final plat tracing the lines indicating the 50-foot right-of-way dedication for Hillside shall be shown as dashed lines. Solid lines are used to indicate private streets.
- G. On the final plat tracing, the centerline of Hillside shall be labeled (CL).
- H. As required by County Engineering the final plat tracing shall indicate a floodway reserve across the southern portion of the lots being platted. The plattor's text shall reference the