

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 17, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-73 DILLON 11th ADDITION - (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on November 17, 1994, 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 November 10, 1994.

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: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St.
South, Wichita, KS 67216
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, KS
67002
Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501
Mike Lindebak, City Engineer

DILLON



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 10, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-73 DILLON 11th Addition (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 10, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.
1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 2. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 3. The installation of sidewalks along both Broadway and 47th Street South.
 4. The closure of driveways or other opening located in areas of complete access control or in excess of the allowed number of openings. As appropriate, these improvements may be included with the guarantees for the above improvements.
- B. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- C. As indicated by City Engineering because of the presence of a sanitary sewer line along the west line of the plat, a 10-foot utility easement shall be provided along the plat's west line. As indicated by the CUP, the masonry type wall required along the west line of the plat, cannot be placed within this utility easement. Not only is a "wall easement" unnecessary for a one-lot plat but it was not intended that such easements would be a means to technically allow for a wall to be located within a utility easement. If the applicant desires to place the wall within the easement both an adjustment to the CUP and a hold harmless agreement
- Shows 15' = OK*

need to be pursued.

- D. As indicated by Traffic Engineering, the applicant is advised that any intended breaks in the medians adjacent to this site will require approval by the State.
- E. The applicant is advised that any relocation of utilities made necessary by this plat will be the responsibility of the applicant.
- F. Prior to submitting the final plat tracing, as requested by Planning, an acceptable means for assuring the removal of existing structures being located within areas of platted building setbacks shall be provided.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

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, November 17, 1994 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: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St.
South, Wichita, KS 67216
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, KS
67002
Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.
 - 1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 - 2. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 - 3. The installation of sidewalks along both Broadway and 47th Street South.
 - 4. The closure of driveways or other opening located in areas of complete access control or in excess of the allowed number of openings. As appropriate, these improvements may be included with the guarantees for the above improvements.
- B. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- C. As indicated by City Engineering because of the presence of a sanitary sewer line along the west line of the plat, a 10-foot utility easement shall be provided along the plat's west line. As indicated by the CUP, the masonry type wall required along the west line of the plat, cannot be placed within this utility easement. Not only is a "wall easement" unnecessary for a one-lot plat but it was not intended that such easements would be a means to technically allow for a wall to be located within a utility easement. If the applicant desires to place the wall within the easement both an adjustment to the CUP and a hold harmless agreement need to be pursued.
- D. As indicated by Traffic Engineering, the applicant is advised that any intended breaks in the medians adjacent to this site will require approval by the State.
- E. The applicant is advised that any relocation of utilities made necessary by this plat will be the responsibility of the applicant.
- F. Prior to submitting the final plat tracing, as requested by Planning, an acceptable means for assuring the removal of existing structures being located within areas of platted building setbacks shall be provided.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.