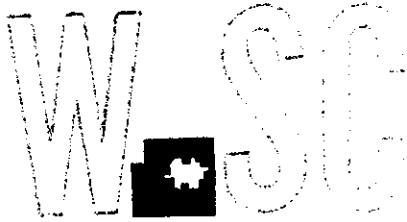


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 20, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-19 - EBERSOLE ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on May 19, 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 May 13, 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mennonite Housing Rehabilitation Services, Inc., 2145 N. Topeka, Wichita, KS 67203
Mike Lindebak, City Engineer



ADCO ETC

- 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.
- N. As requested by the Fire Department, on the final plat tracing the "T" portion of the turnaround shall be 92 feet in length north to south. That is, the plat shall dedicate additional right-of-way for indicated section of this cul-de-sac street.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

May 19, 1994

STAFF REPORT

(Final Plat Approved 5/12/94, Preliminary Plat Approved 3/31/94)

CASE NUMBER: S/D 94-19 EBERSOLE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc., 2145 N. Topeka, Wichita, KS 67203

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, c/o Greg Allison, P.E., 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: South of 13th Street North and west of Custer

SITE SIZE: 0.98 Acre

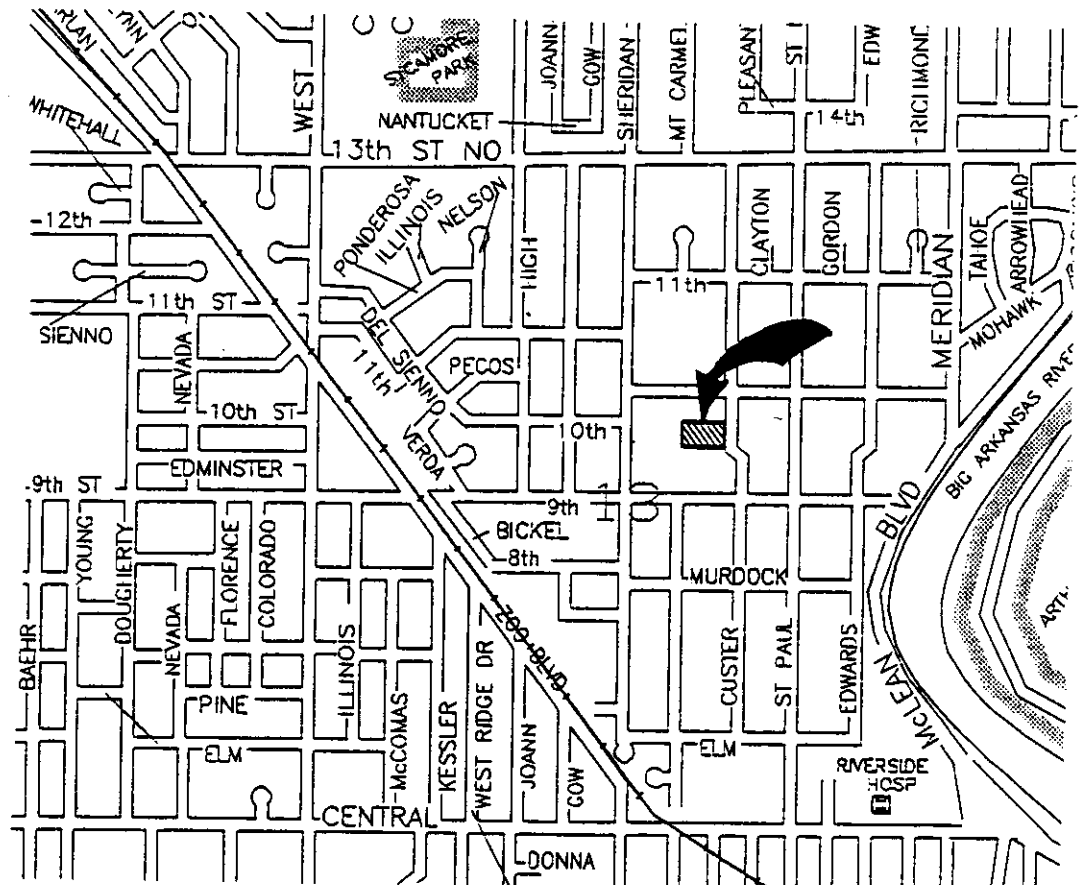
NUMBER OF LOTS

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

MINIMUM LOT AREA: 7,850 square feet

CURRENT ZONING: "AA"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the setback on Lots 2 & 3 to Custer Court should be labeled as building rather than garage setbacks. For Lots 1 & 4, a note should be placed on the face of the plat explaining that the "garage" setback to Custer Court does not apply to main structures or other uses but only garages. That is, the house is restricted by Zoning or other platted conditions such as the 15' street-drainage-utility easements.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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. It should be noted that this requirement further highlights the need to assure adequate driveway lengths are provided for such off-street parking.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. On the final plat tracing, the 3rd line of the plattor's text should be revised to note that the site is being platted into lots.
- H. The applicant is reminded that an updated platting binder must be submitted for this site and that this plat will be subject to a review of this binder and will be subject to any applicable conditions of such a review.
- 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.

