

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew  
Senior Planner

DL:rh

cc: Mid-Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206 (Copy of plat map dated 12/16/94).  
Bill Yung Design, 4912 E. 29th Street N., Wichita, KS 67220  
Helen Cochran, Natural Treesource, P. O. Box 780192, Wichita, KS 67278  
Dag Calafell, II, 2241 N. Stoneybrook Ct., Wichita, KS 67226  
Sangeeta & Manorama Khicha, 8908 Crestwood, Wichita, KS 67206  
Chris Isom, 2223 N. Stoneybrook Ct., Wichita, KS 67226  
Greg Van Buskirk, 10310 Boxthorn Ct., Wichita, KS 67220

**SEDGWICK COUNTY**



**METROPOLITAN AREA PLANNING  
DEPARTMENT**

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

**December 16, 1994**

Fred Hanley  
439 N. Belmont  
Wichita, KS 67208

Re: S/D 92-38 - (Revised Final Plat) HANLEY ADDITION located east of Webb Road and south of 21st Street North

Dear Mr. Hanley:

At the regular meeting of the Metropolitan Area Planning Commission on December 15, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as revised, subject to the conditions stated in our letter of November 10, 1994, but with the following revisions:

1. Comment A now shall require the platting of a street from Webb Road eastward, across the drainage area then southward to the south line of the plat. A temporary turnaround shall also be provided for the terminus of this street. Guarantees shall be provided for the paving of this street, including needed structures for the crossing of the drainage way and for the installation of the temporary turnaround.
2. Comment B now shall be interpreted that the needed traffic improvements involve the major entrance at 21st Street North and a public street at Webb.
3. Restrictive covenants need to be submitted for the ownership and maintenance of Reserves. This covenant shall also include a condition prohibiting development on Lots 3 & 4 until the street serving these lots is actually built or construction initiated. The applicant is advised that the same restriction will be noted on the CUP for this site.

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.

FILE COPY

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2-9**

November 17, 1994

**STAFF REPORT**

(Revised Final Plat Approved 11/10/94, Revised Preliminary Approved 9/29/94,  
Final Plat Approved 6/23/94, Preliminary Plat Approved 9/3/92)

**CASE NUMBER:** S/D 92-38 HANLEY ADDITION

**OWNER/APPLICANT:** Fred Hanley, 439 N. Belmont, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** East of Webb Road and south of 21st Street North

**SITE SIZE:** 26.6 Acres

**NUMBER OF LOTS**

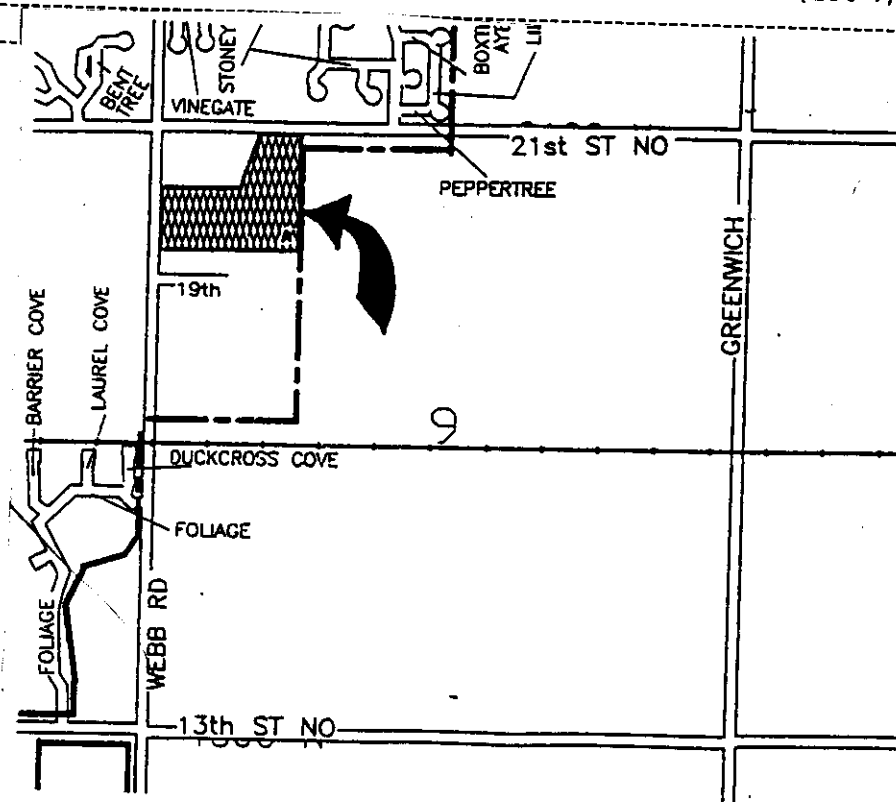
|              |   |
|--------------|---|
| Residential: | 4 |
| Office:      | 1 |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 5 |

**MINIMUM LOT AREA:** 58,000 sq. ft.

**CURRENT ZONING:** "AA"

**APPROVED ZONING:** "A" with DP-154 (Lots 2-5) (Z-2780) and "BB" (Lot 1) (Z-2779)

**VICINITY MAP:**

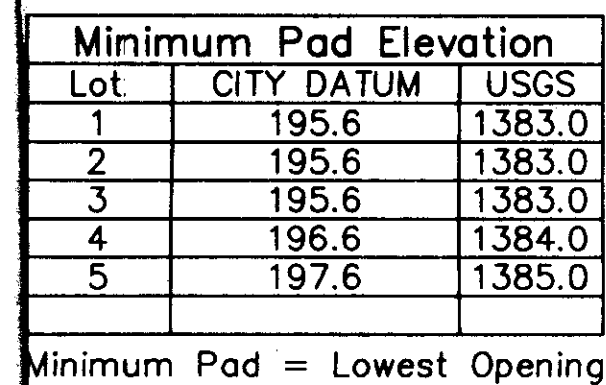


**FINAL PLAT**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/94 SUBJECT SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-16-94

**FINAL PLAT OF**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-16-94 **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**



My appointment expires: 1-24-95

\_\_\_\_\_, Deputy  
Phyllis Hernandez

BM#1 CITY OF WICHITA BENCH MARK DISC IN NE CORNER  
CONCRETE VAULT, 400'+\-- WEST OF WEBB RD  
ON NORTH SIDE OF 21ST STREET  
ELEV. = 205.70

BM#2 "□" CUT ON NE CORNER HEADWALL OF RCB  
853' SOUTH AND 50' EAST OF SECTION CORNER  
AT 21ST AND WEBB ROAD  
ELEV. = 198.03