

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 30, 1996

P.E.C., P.A.

c/o Rob Hartman
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-28 - NORTHRIDGE LAKES 2ND ADDITION (Final Plat)

Dear Mr. Hartman:

At the regular meeting of the Metropolitan Area Planning Commission on May 30, 1996, 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 23, 1996.

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: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineer

May 23, 1996



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

P.E.C., P.A.
c/o Rob Hartman
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-28 - NORTHRIDGE LAKES 2ND ADDITION (Final Plat)

Dear Mr. Hartman:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall resubmit petitions for the improvements required for this site and the original plat. The applicant shall also reimburse the City for all costs associated in changes now needed in the design plans for Tyler Road caused by this replat.
- B. The applicant shall resubmit covenants involving the ownership, maintenance, drainage use, etc. of the Reserves now being platted. Such covenant shall also note that this Addition is part of the original Northridge Lake development in regard to the use of, responsibility to maintain and ownership of the Reserves to both Additions.
- C. 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.
- D. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- E. 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.
- F. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is

May 23, 1996

Page 2

advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that the legal in the plat references a Lot 3 of Block 3 in the original addition, but the area shown on the face of the plat does not appear to include portion of this lot within the Addition's perimeter.

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, May 30, 1996 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: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 30, 1996

STAFF REPORT

(Final Plat Approved 5/23/96)

CASE NUMBER: S/D 96-28 NORTHRIDGE LAKES 2ND ADDITION

OWNER/APPLICANT: Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: East of Tyler and south of 29th Street North

SITE SIZE: 3.2 Acres

NUMBER OF LOTS

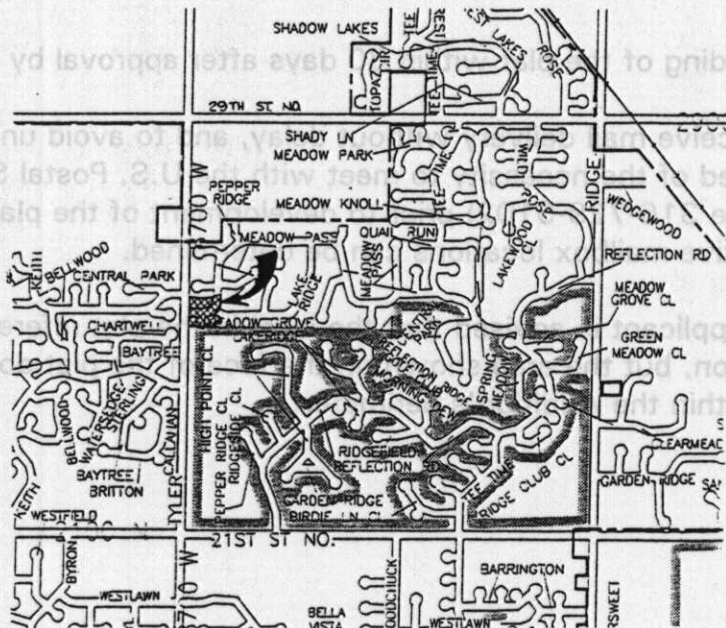
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 9,000 square feet

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall resubmit petitions for the improvements required for this site and the original plat. The applicant shall also reimburse the City for all costs associated in changes now needed in the design plans for Tyler Road caused by this replat.
- B. The applicant shall resubmit covenants involving the ownership, maintenance, drainage use, etc. of the Reserves now being platted. Such covenant shall also note that this Addition is part of the original Northridge Lake development in regard to the use of, responsibility to maintain and ownership of the Reserves to both Additions.
- C. 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.
- D. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- E. 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.
- F. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that the legal in the plat references a Lot 3 of Block 3 in the original addition, but the area shown on the face of the plat does not appear to include portion of this lot within the Addition's perimeter.