K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council.

M. Prior to submitting the final plat tracing, sanitary sewer access for the home to the north-east of this plat needs to be resolved. As necessary the applicant shall grant any needed private utility easement(s) for this home's service line and or make arrangements to relocate the service line. A letter shall be submitted to Planning indicating what actions if any have or will be taken and any private easements need to be recorded by the applicant and shown on the final plat tracing.

N. As indicated by City Engineering, the applicant must submit and have approved a drainage plan for this site. This plat will not be forwarded to the City Council until such a plan is approved and if necessary improvements guaranteed if such improvements are beyond what can be done as part of site development.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-2

July 14, 1994

STAFF REPORT
(Final Plat Approved 5/26/94)

CASE NUMBER: S/D 94-8 MERTON AVENUE-CREW ADDITION

OWNER/APPLICANT: Crew Partnership, 151 Whitter - Suite 2400, Wichita, KS 67207
~~5020 East Central, Wichita, KS 67208~~

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

LOCATION: 150' west of Seneca and south of Harry

SITE SIZE: 1.09 Acres

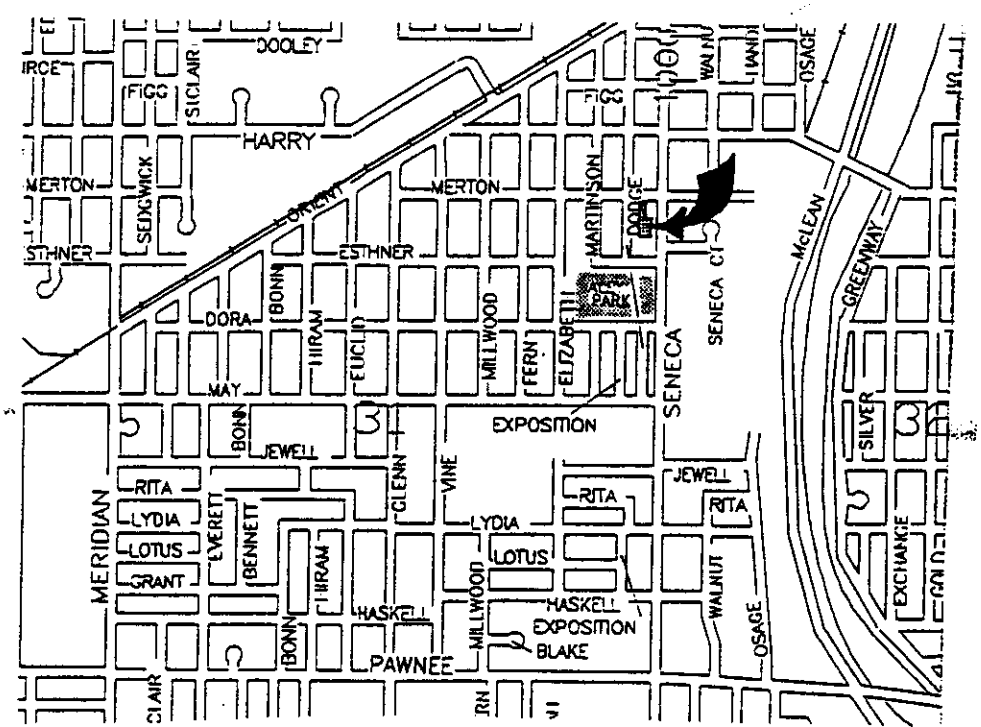
NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: "RB"

PROPOSED ZONING: "R-6" (Z-3127)

VICINITY MAP:



NOTE: This plat was originally placed on the June 2, 1994 MAPC agenda. However, it was conditioned by the Subdivision Committee that certain items needed to be resolved before that date and if not, the case would be deferred until those items were resolved. Specifically, the drainage plan for the site, a private sanitary sewer service line crossing the site, and the adequacy of the water line in the adjacent street (Merton) to serve multi-family development needed to be resolved. As indicated in the comments, the applicant will need to indicate if and how these concerns are being satisfied.

STAFF COMMENTS:

A. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if an extension of a City water line will be required to serve this site. If such an extension is needed, the applicant shall submit sufficient guarantees for such an improvement.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done as part of site development.

C. On the final plat tracing either three (3) feet of right-of-way shall be dedicated for the alleys adjacent to the east and west lines of this plat or such dedication shall be shown as being a contingent dedication, with these 3-foot strips granted at this time as utility easements. If a contingent dedication is shown, the plattor's text shall also note the contingent dedication indicating that the dedication will occur upon the need of the right-of-way for any alley related improvements.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. On the final plat tracing, a 25-foot building setback shall be indicated to Merton.

F. On the final plat tracing, the center line of Merton Avenue shall be labeled "CL" and the amount of half street right-of-way indicated.

G. The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat shall be subject to submittal and review of the platting binder and the satisfaction of any relevant conditions noted by this review, i.e., payment of taxes, verification of ownership, depiction of easements, etc.

H. 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.

I. 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.

J. 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.

SEDGWICK COUNTY

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

July 15, 1994

Castle & Associates
P. O. Box 9262
Wichita, KS 67277

Re: S/D 94-8 - MERTON AVENUE-CREW ADDITION (Final Plat)

Dear Mr. Castle:

At the regular meeting of the Metropolitan Area Planning Commission on July 14, 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 July 8, 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,

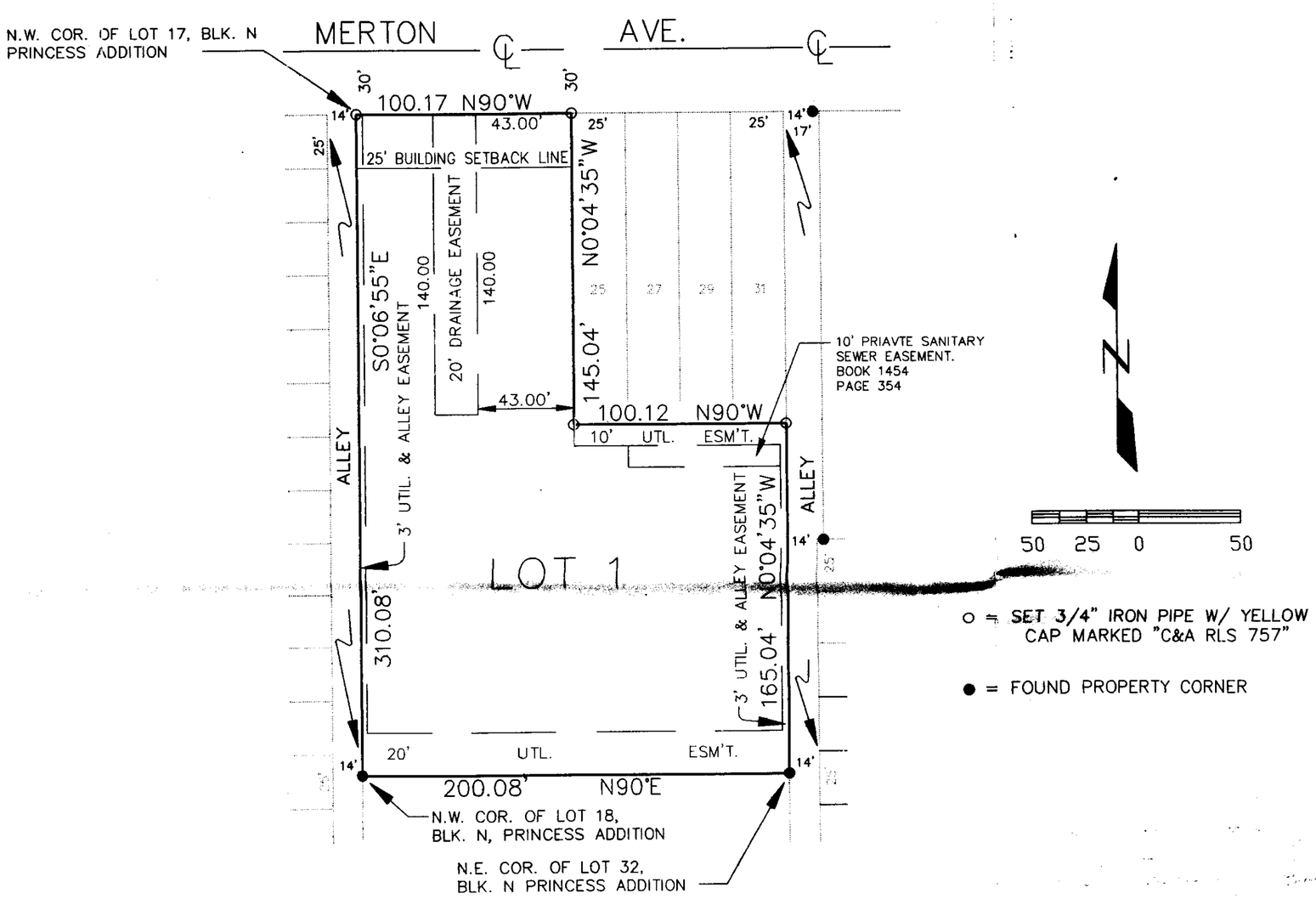
Don Losew
Senior Planner

DL:rh

cc: Bruce Riddle, P. O. Box 12641, Wichita, KS 67277
Crew Partnership, 151 Whittier - Suite 2400, Wichita, KS 67207
Mike Lindebak, City Engineer

MERTON AVENUE–CREW ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



○ = SET 3/4" IRON PIPE W/ YELLOW CAP MARKED "C&A RLS 757"

● = FOUND PROPERTY CORNER

I, RAYMOND M. HUBBELL, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED MERTON AVENUE–CREW ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, FURTHER DESCRIBED AS THE REPLAT OF LOTS 17, 19, 21, 23, 25, AND THE SOUTH HALF OF LOTS 25, 27, 29, AND 31, BLOCK N, AND THE REPLAT OF THE VACATED 20 FOOT WIDE ALLEY ADJACENT TO LOTS 17 THRU 32, BLOCK N OF SAID PRINCESS ADDITION TO WICHITA, KANSAS INTO A LOT, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY.

DATE SIGNED JUNE 29, 1994.

RAYMOND M. HUBBELL, RLS 757

(SEAL)

STATE OF KANSAS)SS
CITY OF WICHITA)

KNOWN BY THESE PRESENTS, THAT WE, CREW PARTNERSHIP, BRUCE RIDDLE, PARTNER, CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT TO BE KNOWN AS MERTON AVENUE–CREW ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. THE UTILITY EASEMENT AS INDICATED IS HEREBY GRANTED TO THE PUBLIC FOR CONSTRUC-- TION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE DRAINAGE EASEMENT IS HEREBY GRANTE TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF STORM SEWERS. THE UTILITY AND AL EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES, THE CONSTRUCTION OF AN ALLEY, AND FOR DRAINAGE PURPOSES WITH RIGHT OF INGRESS AND EGRESS.

DATE SIGNED July 14, 1994.

LIMITED PARTNERS OF MERTON
AFFORDABLE HOUSING LIMITED PARTNERSHIP

BRUCE RIDDLE, PARTNER

STATE OF KANSAS)SS
CITY OF WICHITA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14th DAY OF July 1994, BY BRUCE RIDDLE, PARTNER, ON BEHALF OF LIMITED PARTNERS OF MERTON AFFORDABLE HOUSING LIMITED PARTNERSHIP.

SEAL OR STAMP

DARLENE E. REID NOTARY PUBLIC

DARLENE E. REID
Notary Public - State of Kansas
My Appt. Expires 3-26-97

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

_____, COUNTY CLERK
SUSAN CROCKETT–SPOON

STATE OF KANSAS)SS
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M.–P.M., ON THE _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

STATE OF KANSAS)SS
CITY OF WICHITA)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 23 DAY OF AUGUST, 1994.

ELMA BROADFOOT, MAYOR

PAT BURNETT, CITY CLERK

STATE OF KANSAS)SS
CITY OF WICHITA)

THIS PLAT OF MERTON AVENUE–CREW ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 14th DAY OF July, 1994.

WICHITA–SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION

BY _____, CHAIRMAN
JAMES D. MINER

(SEAL)

MARVIN KROUT, SECRETARY