STAFF COMMENTS:

A. The applicant shall guarantee the extension of water across this site's frontage to Ridge Road.

B. Applicant shall submit, for recording with this plat, the cross-lot drainage agreement required by the drainage plan for this property. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.

C. The final plat tracing shall indicate complete access control for the south 60 feet of Lot 2.

D. Because of changes being made in the MAPC' s membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.

E. 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.

F. 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.

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.

AGENDA ITEM NO. 2-4

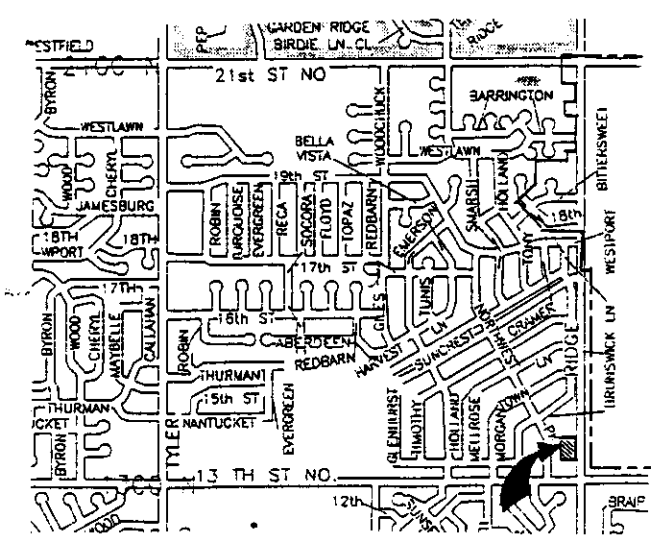
METROPOLITAN AREA PLANNING COMMISSION

August 12, 1993

STAFF REPORT
(Final Plat Approved 8/5/93)

CASE NUMBER:	S/D 93-46 BROCK ADDITION
OWNER/APPLICANT:	Patice Properties, Attn: Paul Brock, P. O. Box 1615, Pebble Beach, CA 93953
SURVEYOR/ENGINEER:	Baughman Company, P. A., 315 Ellis, Wichita, KS 67211
LOCATION:	Northwest of 13th Street North and Ridge Road
SITE SIZE:	2.87 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	1.0 Acre
CURRENT ZONING:	LC

VICINITY MAP:



WICHITA — SEDGWICK COUNTY

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

August 16, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-46 - BROCK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 12, 1993, 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 August 5, 1993.

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

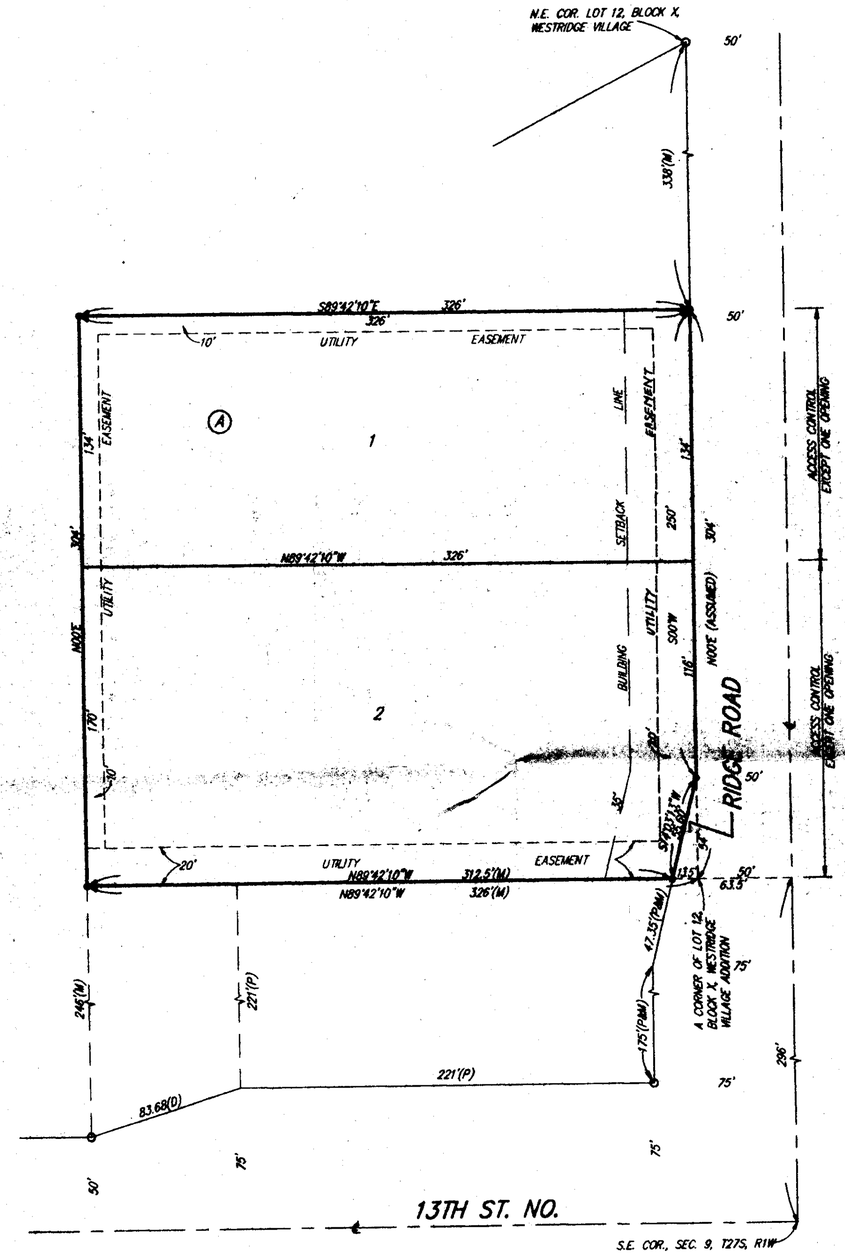
Don Losew
Senior Planner

DL:rh

cc: Patice Properties, Attn: Paul Brock, P. O. Box 1615, Pebble Beach, CA 93953
Mike Lindebak, City Engineer

BROCK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
County of Sedgwick) SS

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BROCK ADDITION" to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of that part of Lot 12, Block X, Westridge Village, Sedgwick County, Kansas, beginning at a corner of said Lot 12, said corner being 50 feet west and 296 feet north of the S.E. Corner of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence west parallel with the south line of said S.E. 1/4 and along a line of said Lot 12 and extended, 326 feet; thence north parallel with the east line of said S.E. 1/4, 304 feet; thence east parallel with the south line of said S.E. 1/4, 326 feet to the east line of said Lot 12; thence south along the east line of said Lot 12 and parallel with the east line of said S.E. 1/4, 304 feet to the point of beginning.

All being situated in the SE1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, a block, and a street to be known as "BROCK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Ridge Road over and across the east lines of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas provided, however, that Lots 1 and 2 shall have access to Ridge Road at one location each as shall be determined by the City Engineer of the City of Wichita, Kansas.

PATICE Properties, LLC

_____ Member
Celeste Silva-Brock

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ____ day of _____, 1993, by Celeste Silva-Brock, Member, PATICE Properties, LLC, on behalf of the Company.

_____ Notary Public

My App't. Exp. _____

This plat of "BROCK ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1993.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
L. O. Breckenridge, Jr.

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

_____ Mayor
Elma Broadfoot

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1993.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1993, at _____ o'clock ___M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Reso

• =1/2 REBAR W/ "BAUGHMAN" CAP (SET)
o =1/2" IRON (FOUND)

FOUND CORNERS ARE OF UNIDENTIFIED ORIGIN UNLESS IDENTIFIED ON SKETCH

BEARING BASE = ASSUMED

(P) = PLATTED
(D) = DESCRIBED
(M) = MEASURED

1"=50'