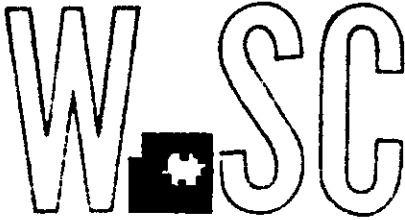


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 31, 1992

Leewood Homes, Inc.
6130 Legion
Wichita, KS 67204

Re: S/D 91-64 (Final Plat) Leewood Village at North Rock

Dear Ladies and Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 30, 1992, 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 January 27, 1992.

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

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

Mid-Kansas Engineering Consultants, 3500 North Rock Road, #800, Wichita, KS 67226

Mike Lindebak, City Engineer

FILE COPY

*Robyt.
not a valid plat
3/25/92
they have
sinking plan*

January 30, 1992

STAFF REPORT

(Final Plat, Preliminary Plat Approved 1/2/92 by MAPC)

CASE NUMBER: S/D 91-64 - LEEWOOD VILLAGE AT NORTH ROCK ADDITION

OWNER/APPLICANT: Leewood Homes, Inc.

SURVEYOR/ENGINEER: Mid-Kansas Engineering/Bill Yung Design

CURRENT ZONING: "AA" Single Family Dwelling

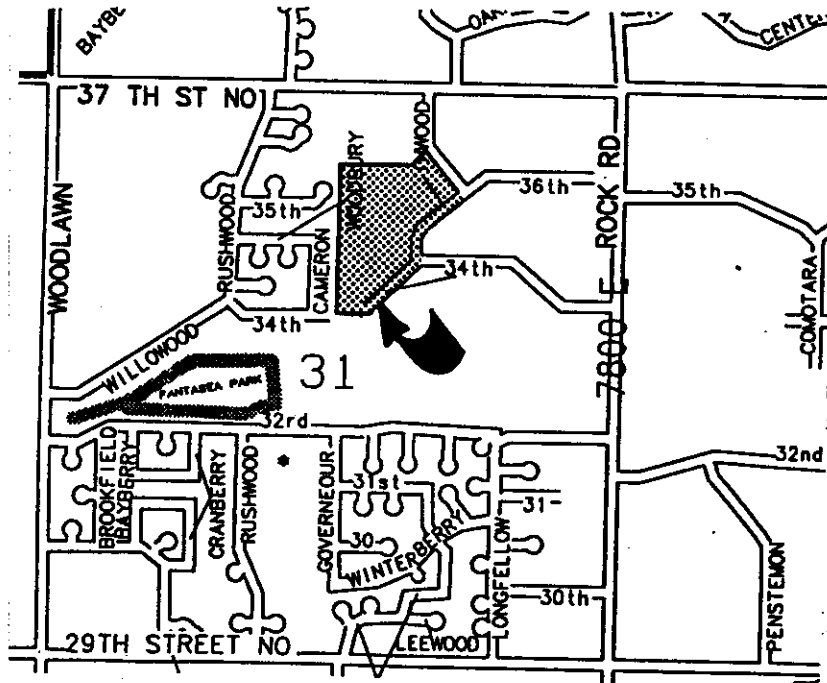
SITE SIZE: 30.12 acres

LOCATION: 36th Street North and Inwood

NUMBER OF LOTS

Residential:	76
Other (Church)	1
Total:	77

MINIMUM LOT AREA: 6,000 sq. ft.



RECOMMENDATION: Approve the request, subject to the following conditions:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. The applicant shall provide proof, by letter or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- H. As was noted during review of the preliminary plat, on the final plat additional dimensions need to be provided for the utility easement at the rear of lots 8 and 9, Block 2.
- I. As was indicated on the preliminary plat Governour should be indicated as a Circle and not a Court for its terminus on this Addition.
- J. Since a monument easement (reserve) is no longer being indicated for lot 44, Block 1, the dashed lines along the eastern corner of this lot shall be deleted from the final plat tracing.
- K. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- L. When the preliminary plat was reviewed, K.G. & E. requested a number of 10 foot utility easements. The following easements shall be indicated on the final plat tracing along the common lot lines of:

In Block 1
Lots 7 & 8
Lots 12 & 13
Lots 17 & 18
Lots 25 & 26
Lots 33 & 34
Lots 39 & 40

In Block 2
Lots 7 & 8
Lots 8 & 9
Lost 13 & 14

- M. As indicated by the platting binder, 1991 taxes are due on this site and proof of payment must be provided before the final plat will be released for recording.
- N. The platting binder indicates that certain property, possibly including this site is under a mortgage with Bank IV. If any of this site is covered by such a mortgage, Bank IV must also sign the plat.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. City Engineering has approved the applicant's drainage plan.