

- L. On the final plat tracing, the platdor's text shall be amended to indicate the platting of complete access control to Woodlawn from the west line of Lots 1 through 15, Block 1.
- M. On the final plat tracing, the plat's legal description shall correctly indicate that this is a replat of a lot in the Northbrook Addition, not Northbrook Meadow.
- N. On the final plat tracing, the City Signature block shall be amended to read John Moir, City Clerk.
- O. 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.
- P. 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.
- Q. 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.
- 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.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-3

March 2, 1989

STAFF REPORT

(Final Plat Approved 2/23/89; Preliminary Plat Approved 1/26/89)

CASE NUMBER: S/D 89-1 NORTHBROOK MEADOW ADDITION
(previously submitted as the 2nd)

OWNER/APPLICANT: Bill Oliver, 200 W. Douglas Page Ct., Wichita,
KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, 3500 N.
Rock Rd., Bldg. 800, Wichita, KS 67226

LOCATION: Woodlawn and 39th St. North

SITE SIZE: 3.7 Acres

NUMBER OF LOTS

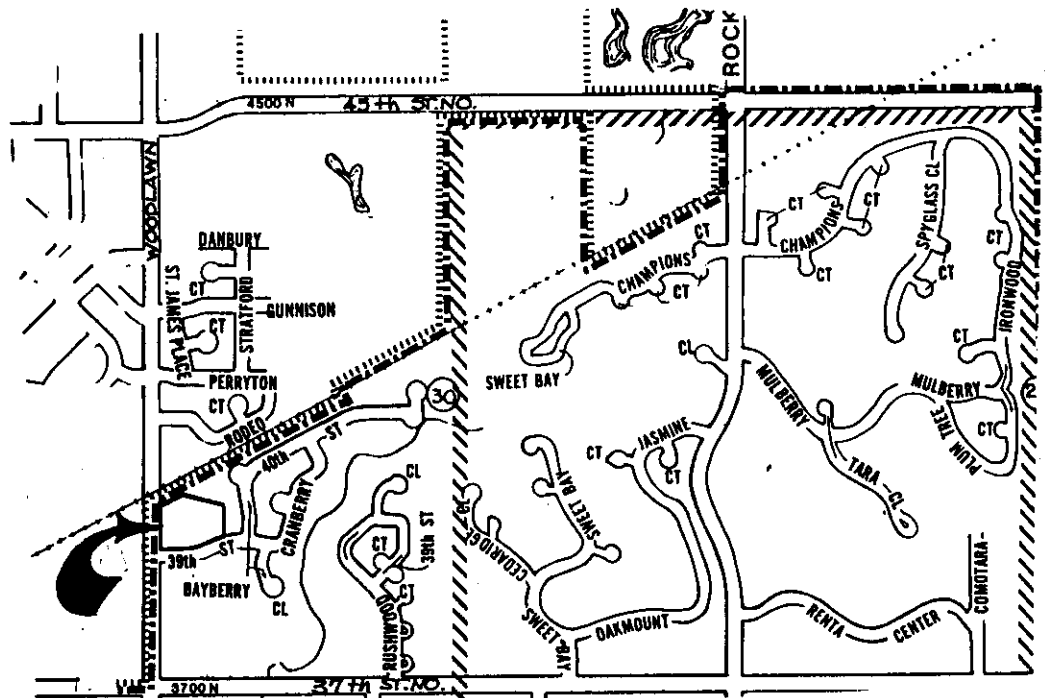
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: A (two-family)

PROPOSED ZONING: A (C.U.P. DP-119)

VICINITY MAP:

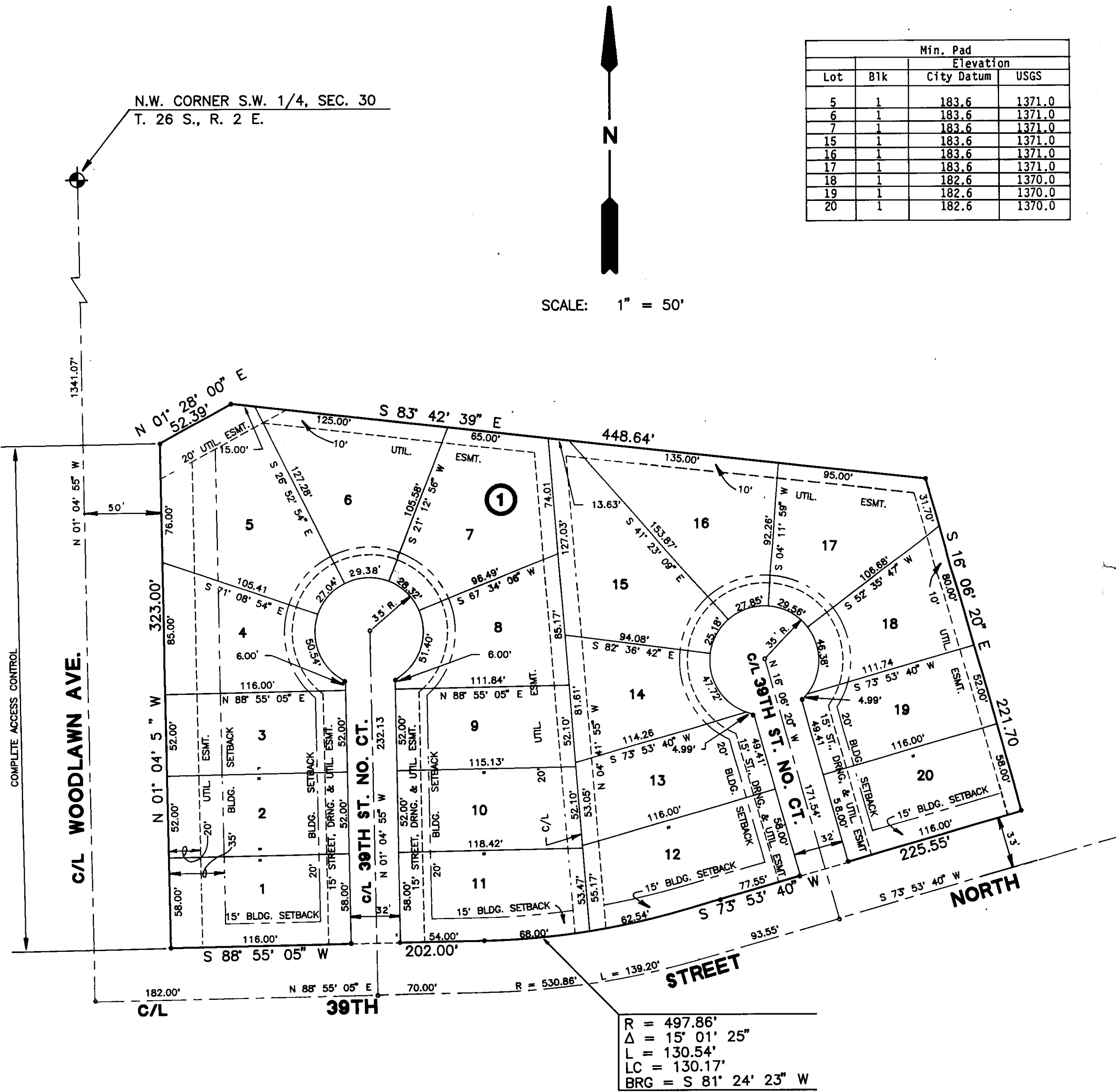


STAFF COMMENTS:

- 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 the paving of the narrow public streets to the 29-foot paving standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- F. Square footage figures shall be provided for the lots within this plat so existing special assessments may be redistributed.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- I. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. These elevations shall be in both Mean Sea Level and City Datum.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. Since this property is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.

FINAL PLAT OF
NORTHBROOK MEADOW
AN ADDITION TO WICHITA SEDGWICK COUNTY KANSAS

OFFICE COPY
DO NOT REMOVE



I, Kenneth H. Bengtson, a Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "NORTHBROOK MEADOW" an addition to Wichita, Sedgwick County, Kansas, platted into Lots, a block, and streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block 1, NORTHBROOK MEADOW, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, streets, easements and building setbacks located within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/24/89

Know all men by these present that we the undersigned property owners of the land as above set forth in the Civil Engineers and Land Surveyors Certificate have caused the same to be surveyed and platted into lots, a block and streets the same to be known as NORTHBROOK MEADOW, an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of public utilities, drainage, and streets are hereby granted. Minimum pad elevations are as indicated on the face of the plat.

CAC
PORTER/PLUMER HOMES
a partnership

By: Marlo Porter By: Keith Plumer

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1989, before me a Notary Public in and for said State and County, came Marlo Porter and Keith Plumer of Porter/Plumer Homes, a partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

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

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crockett, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

Sheldon Kamen, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this _____ day of _____, 1989.

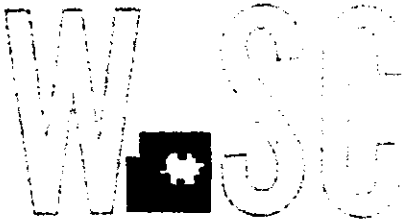
Don Wright, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1989.

Pat Kettler, Register of Deeds

Ed Resa, Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1989

Mid Kansas Engineering Consultants
3500 N. Rock Rd., Bldg. 800
Wichita, KS 67226

Re: S/D 89-1 - Northbrook 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 27, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Oliver, 200 W. Douglas Page Ct., Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Mike Lindebak, City Engineer

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