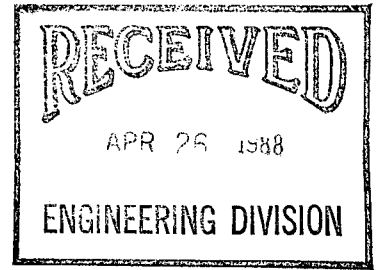


SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 22, 1988

Professional Engineering
Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: S/D 88-34 MORNING DEW ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, 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 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.
- B. On the final plat tracing, the "maintenance/emergency access easements" shall be shortened up so as not to overlap into either the "15-foot street, drainage and utility easement" or the rear lot line utility easement.
- C. On the final plat tracing, the granting of the "15-foot street, drainage and utility easement" shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- D. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.

SEDGWICK COUNTY

MORNING DEW ADDITION

April 28, 1988

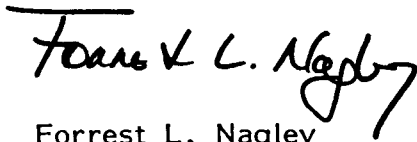
Page 2

- 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. On the final plat tracing, the centerline of Morning Dew shall be labeled.
- G. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.

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, April 28, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:blw
Enclosure

cc: Reflection Ridge, Inc., Attn: Reg Boothe, 2301 N. Ridge Road, Wichita,
Kansas 67212

APRIL 21, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-34 - MORNING DEW ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., Attn: Reg Boothe,
2301 N. Ridge Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area north of 21st Street North and west of Ridge Road.

SITE SIZE: 1.53 Acres

NUMBER OF LOTS:

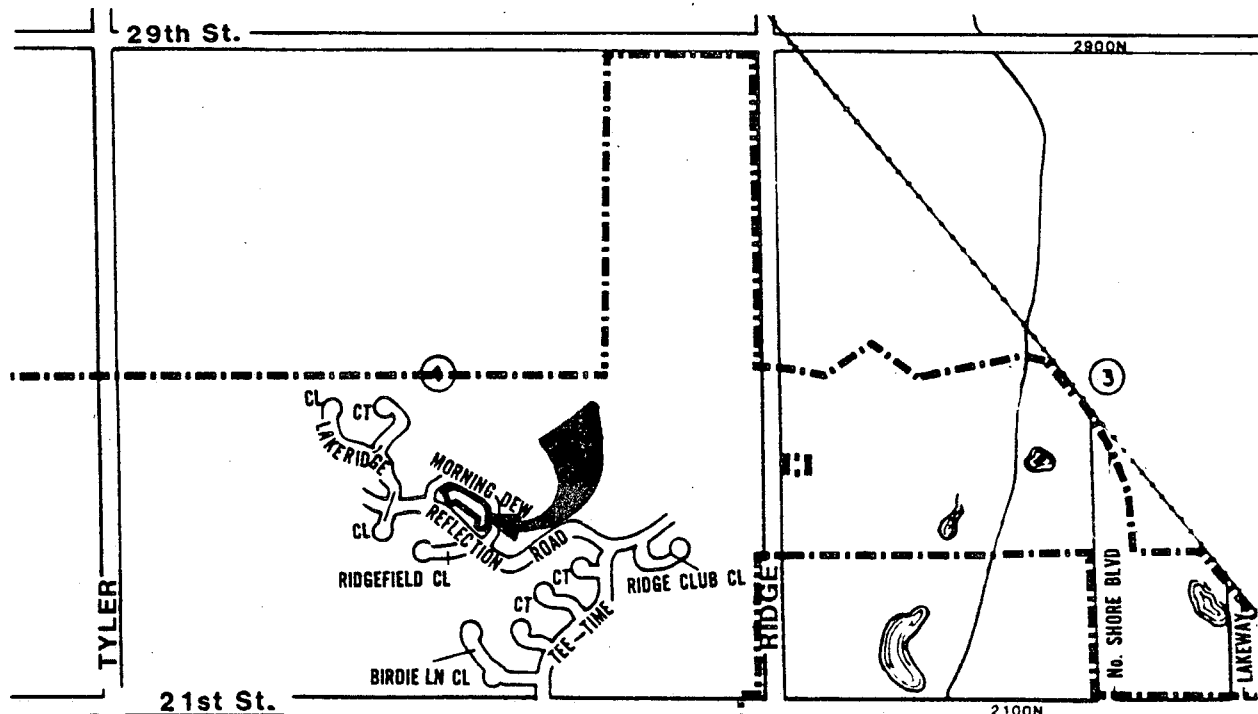
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 6,500 Sq. Ft.

CURRENT ZONING: "AA" with DP-170

PROPOSED ZONING: "AA" with DP-170

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a replat of Lots 1 through 9 of Block 4, Reflection Ridge Addition. This replat only proposes the change in the location of the 5-foot maintenance/emergency access easements from what is shown on the original plat. Lot sizes, dimensions, etc. are the same as originally platted for this portion of Reflection Ridge.

This property is subject to the provisions of the Reflection Ridge Community Unit Plan (DP-170). This property is being platted for development of zero lot line homes.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 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.
- D. On the final plat tracing, the "maintenance/emergency access easements" shall be shortened up so as not to overlap into either the "15-foot street, drainage and utility easement" or the rear lot line utility easement.
- E. On the final plat tracing, the granting of the "15-foot street, drainage and utility easement" shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- F. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- G. 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).
- H. On the final plat tracing, the centerline of Morning Dew shall be labeled.

- 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. 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.
- 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.