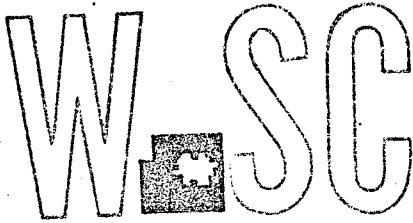


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

NOV 23 1983

Dept. Of Engineering

November 22, 1983

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-104 - Final plat of Northbrook 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1983, 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 guarantee the extension of municipal water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve any lots not already served.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The signature blocks for the mayor and M.A.P.C. chairman shall be corrected on the final plat tracing.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

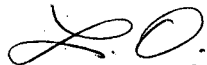
Baughman Company, P.A.

November 22, 1983 - Page 2

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 December 1, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Bel-Aire East, Inc., c/o Howard House, 2860
Wedgewood Dr., 67204
Phil Snodgrass, 6416 E. Central, 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 27, 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 Thursday, February 23, 1989, 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 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 plattor'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.
- L. On the final plat tracing, the plattor'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/D 89-1 Northbrook 2nd Addition
Page 3

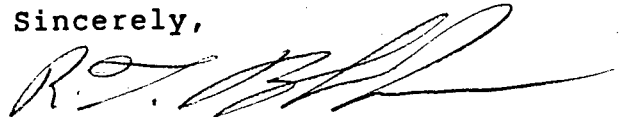
S. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, March 2, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

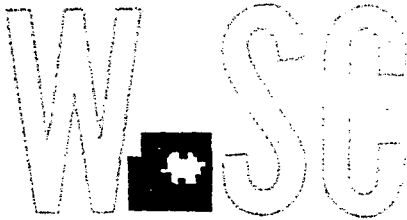


R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

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

WICHITA — SEDGWICK COUNTY



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