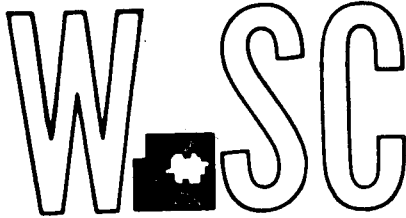


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 21, 1984

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, No. 800
Wichita, KS 67206

Re: S/D 84-120 - Final Plat of Northbrook Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, the street name "Cranberry" shall be moved adjacent to proposed Lots 18, 19 and 20. The east/west street, adjacent to Lots 1 and 13, shall be corrected to read "39th Street North."
- B. The final plat tracing shall indicate a 58-foot dimension for the width of Bayberry Circle.
- C. The final plat tracing shall delineate the amount of drainage easement on Lots 6 and 7.
- D. The final plat tracing shall provide an arrow for the centerline of the 10-foot utility easement centered on the lot line common to Lots 10 and 11.
- E. The final plat tracing shall indicate a block designation on the face of the plat.
- F. On the final plat tracing, the plattor's text shall be corrected to reference the minimum building pad for Lots 1 thru 20, not Lots 1 thru 21.
- G. On the final plat tracing, the face of the plat shall indicate the minimum building pad referred to by the plattor's text.

C
O
P
Y

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 84-120 - Final Plat of Northbrook Third Addition
December 21, 1984
Page 2

- H. On the final plat tracing, the required minimum building pad shall be referenced in Mean Sea Level as well as City Datum.
- I. The applicant shall submit a restrictive covenant requiring four off-street parking spaces for each dwelling unit constructed on Lots 1 thru 13, Block 1.
- J. In order to spread the special assessments for this property, the applicant shall submit calculations to the City Engineer's office for the square footages contained in each new lot. These calculations shall also be submitted to the Water Department.
- K. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot utility easement centered on the lot line common to Lots 3 and 4.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, January 10, 1985. If you have any questions concerning this matter, please call.

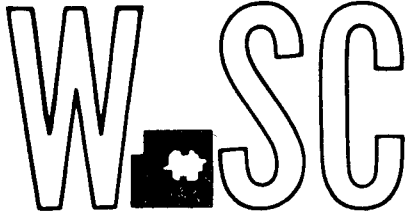
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: William L. Oliver, Jr., 300 Page Court, Wichita, KS 67202
~~X~~ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 10, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, No. 800
Wichita, KS 67206

Re.: S/D 84-120 - Final Plat of Northbrook Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 December 21, 1984.

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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: William L. Oliver, Jr., 300 Page Court, Wichita, KS 67202
x Mike Lindebak, City Engineer

