

S/D No.: 84-118 Name: DAYBREAK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: On the south side of 21st Street at Covington Circle.
Owner: Inland Investment Company, Inc., 10300 West Central, Wichita,
KS 67212, Attn: Larry A. Chambers
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 7.2 Acres +
 2. Number of Lots:
 - Residential: 29
 - Office:
 - Commercial:
 - Industrial:
 - Total: 29
 3. Minimum Lot Area: 6,800 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

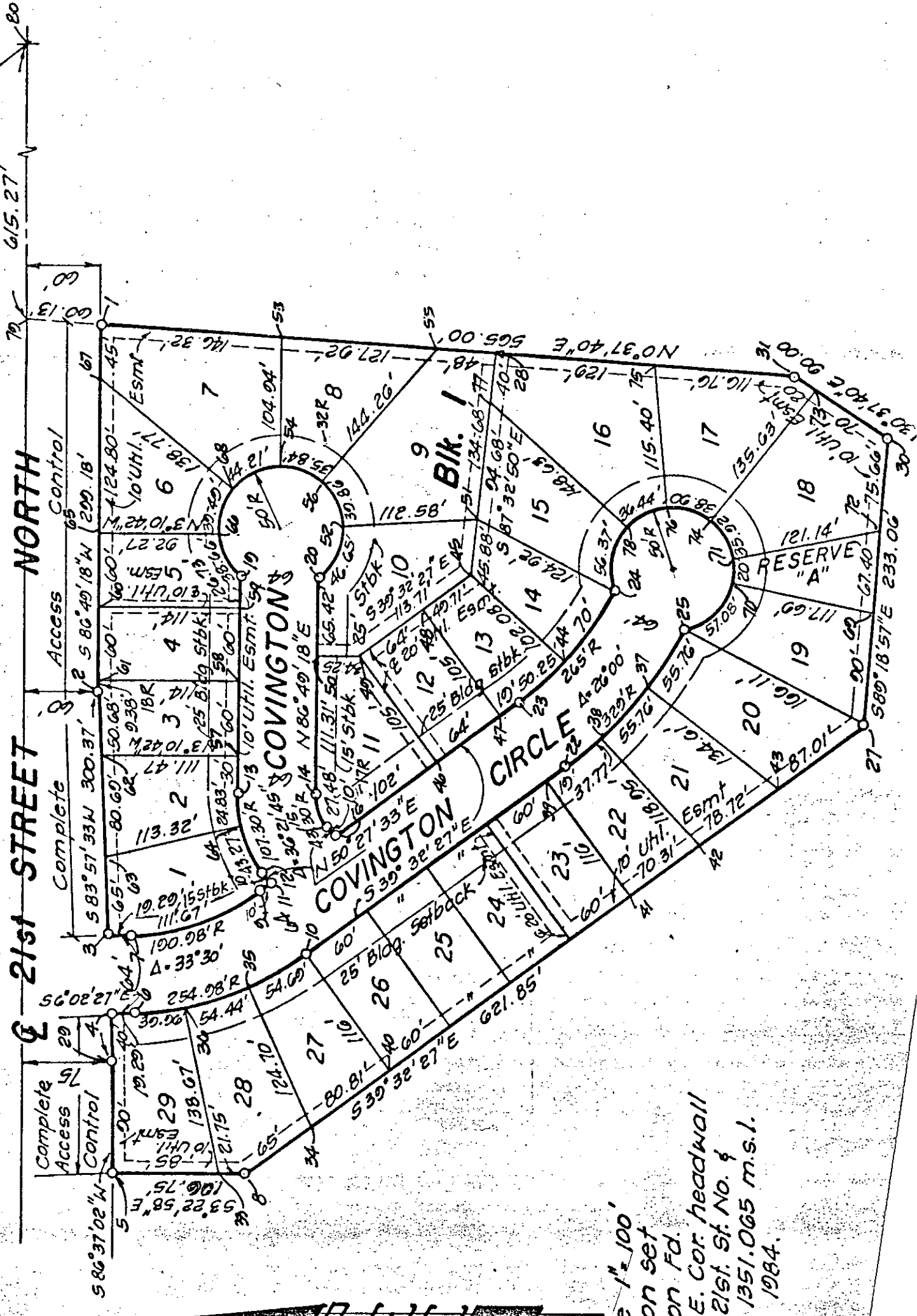
NOTE: The applicant's agent has advised that a zone case will be filed requesting "A" to "AA".

- A. Since the applicant will be filing an associated zone case requesting downzoning from duplex uses to single-family uses, the applicant shall guarantee the pavement of the proposed streets to the 29-foot standard.
- B. Approval of this plat shall be subject to approval of the applicant's request for "AA" (single-family) zoning.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the construction of the storm sewers required by this replat.
- 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 requiring four off-street parking spaces for each lot in this addition (29-foot street pavement).
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are the proposed minimum building pads correct and are any drainage improvements, other than storm sewers, required?
- H. Provision shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

DAYBREAK ADD.
12-14-84

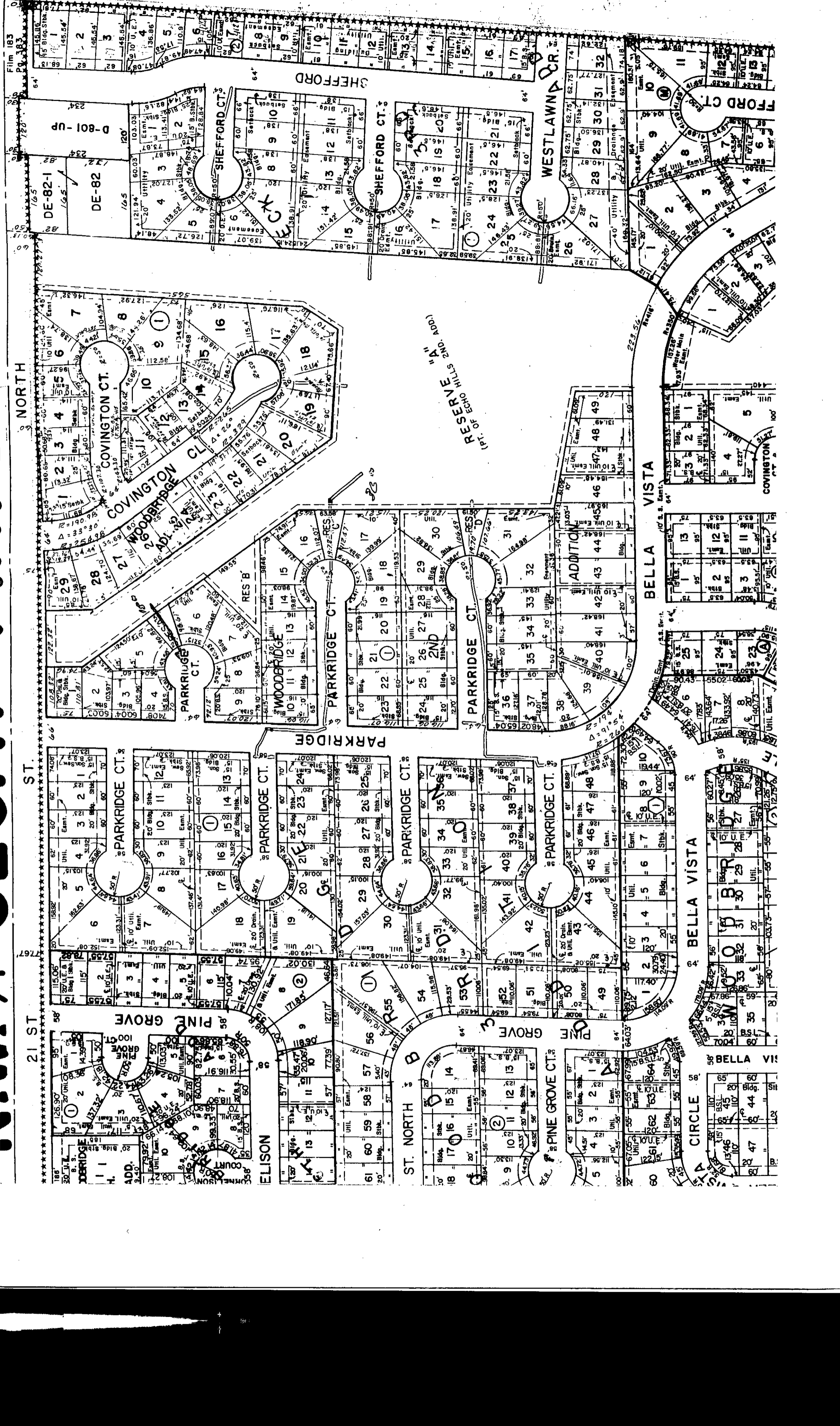
N.E. COR. NW 1/4 SEC. 7
T27S, R1W. 6th P.M.



Scale 1" = 100'

- o = Iron set
- o = Iron Fd.

B.M. CHIS "I" N.E. COR. HEADWALL
120 ± W. INTER. 21st. ST. No. 4
MOIZE RD. EL. = 1351.065 m.s.l.
DEC. 1984.



Film 183
Pg. 383

NORTH

ST.

21 ST

SHEFFORD

WESTLAWND CR.

FORD CT.

COVINGTON CT.

WOODBRIDGE CT.

PARKRIDGE CT.

PARKRIDGE CT.

BELLA VISTA

BELLA VISTA

PARKRIDGE CT.

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RESERVE A-1
(PT. OF ECHO HILLS 2ND. ADD.)

ADDITION

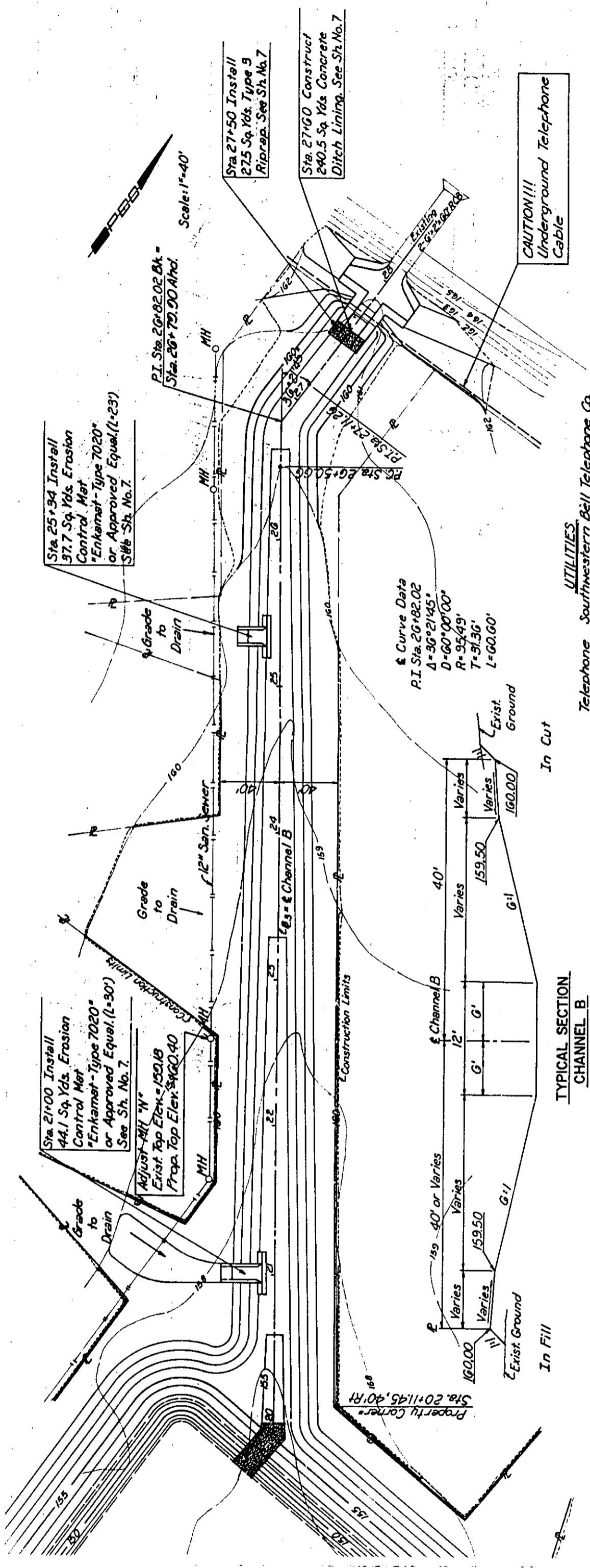
ELISON

ST. NORTH

PINE GROVE CT.

BELLA VISTA

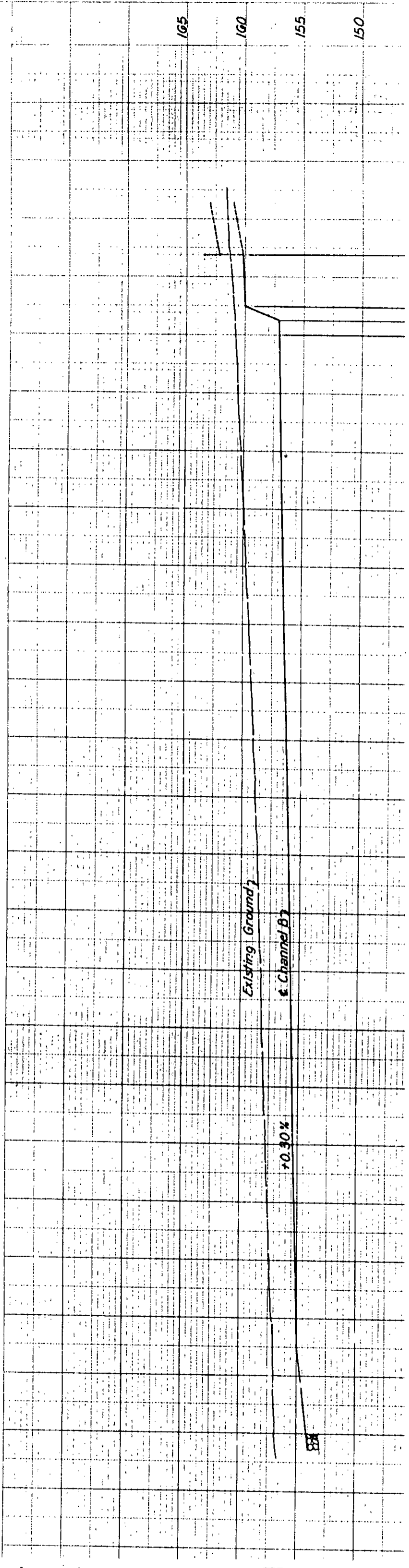
BELLA VISTA



TYPICAL SECTION
CHANNEL B

UTILITIES
Telephone Southwestern Bell Telephone Co

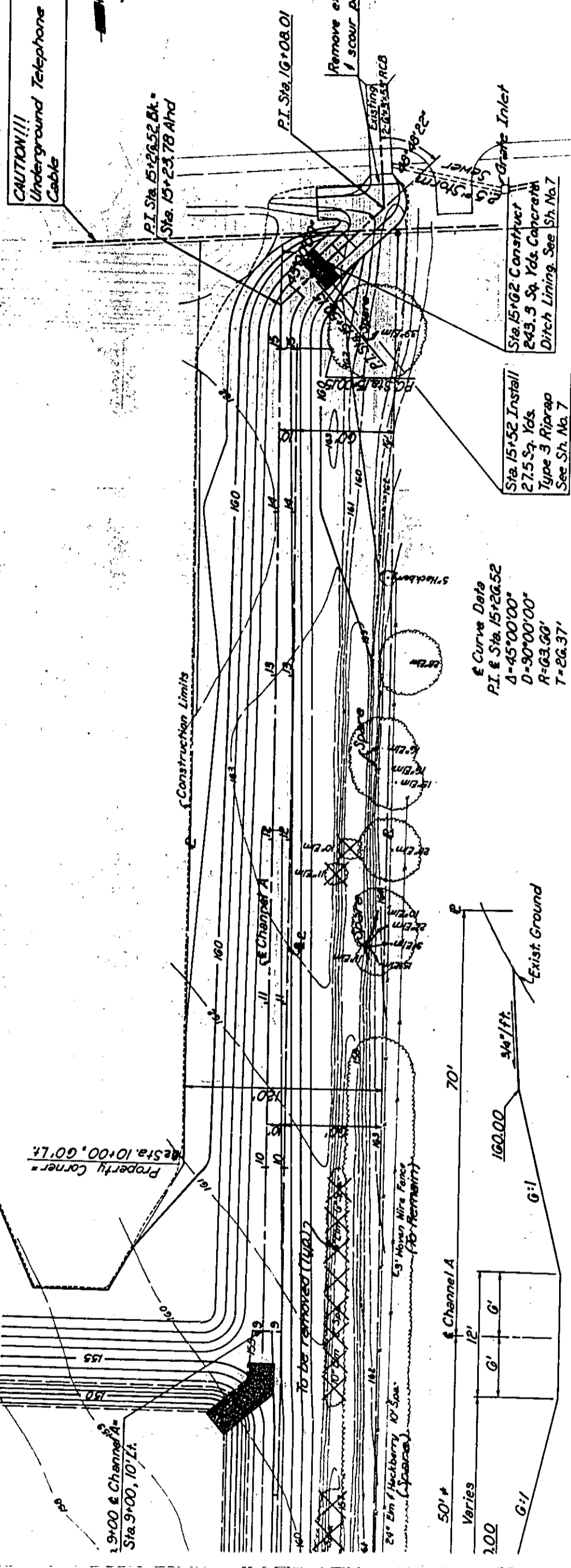
CAUTION!!!
Underground Telephone
Cable



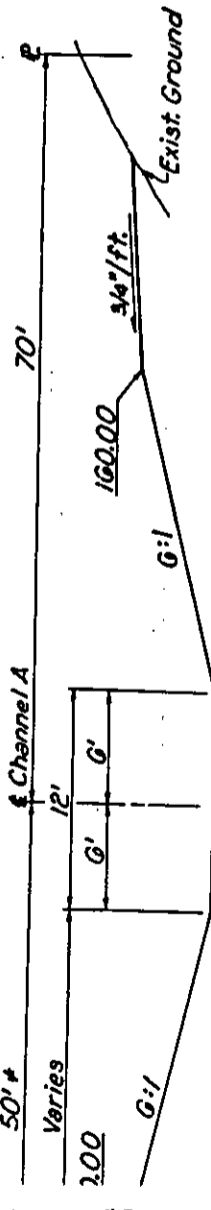
W R

CAUTION!!!
Underground Telephone Cable

Scale: 1"=40'

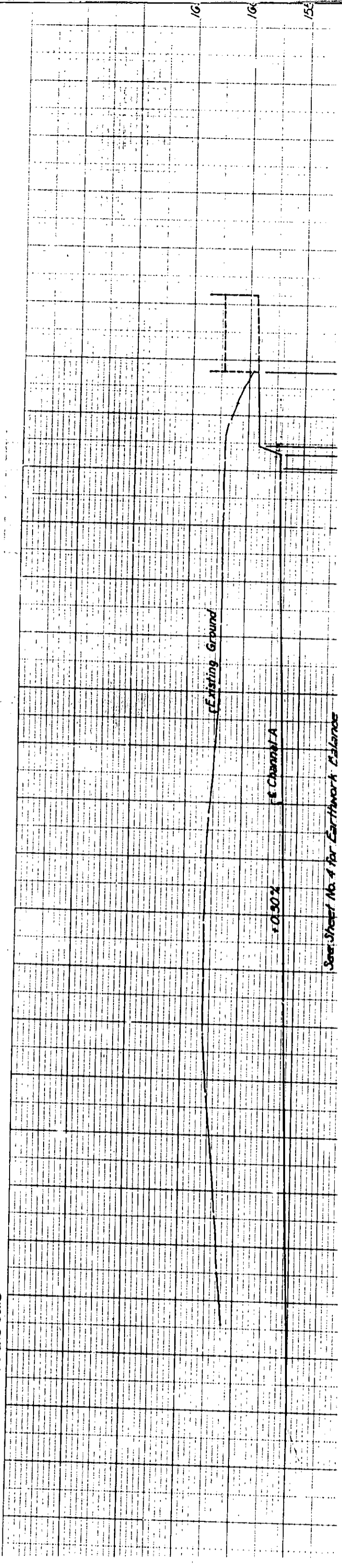


Curve Data
 P.I. @ Sta. 15+26.52
 Δ=45°00'00"
 D=90°00'00"
 R=63.60'
 T=26.37'
 L=50.00'



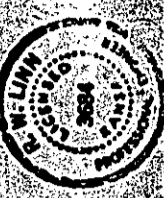
TYPICAL SECTION
CHANNEL A
Sta. 9+00 to Sta. 15+00.15

UTILITIES
Telephone
Southwestern Bell Telephone Co.



See Sheet No. 4 for Earthwork Balance

TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
 COUNTY OF SEDGWICK)
 BE IT REMEMBERED THAT ON THIS 17th DAY OF MARCH 1988, before me, a Notary Public in and for the State of Kansas, personally appeared LARRY A. CHAMBERS, President of Inland Investment Co., Inc., and JAMES S. WOODBRIDGE, Secretary of said company, known to me to be the same persons as those whose names and addresses are set forth in the foregoing instrument of writing and who acknowledged to me and in my presence that they executed the same for the purposes and consideration therein expressed. My commission expires 11/30/88.

BY: *Larry A. Chambers*
 LARRY A. CHAMBERS, PRESIDENT
 BY: *James S. Woodbridge*
 JAMES S. WOODBRIDGE, SECRETARY

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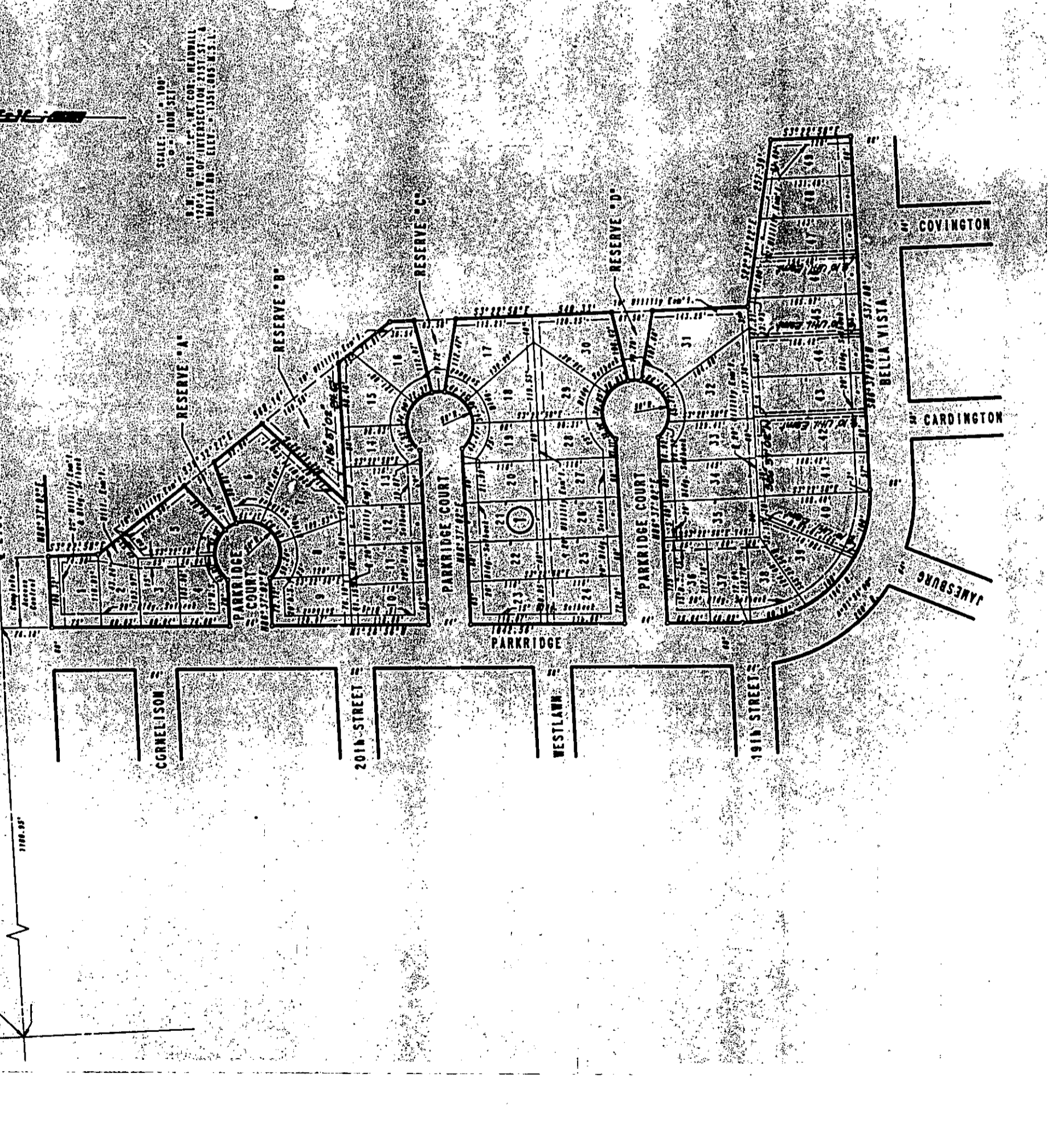
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THIS PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY BOARD OF PUBLIC UTILITIES, WICHITA, KANSAS, DATED THIS 17th DAY OF MARCH 1988.

JAMES S. WOODBRIDGE, CHAIRMAN
 MICHAEL C. LINDGREN, SECRETARY

ROBERT C. BROWN, MAYOR
 DONALD C. GIBBIE, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.
 DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE _____, WICHITA, KANSAS, ON THIS _____ DAY OF _____, 1988.

PAT KEITLER, REGISTER OF DEEDS
 ED RESEA, DEPUTY