

S/D No.: 87-68 Name: SHADYBROOK FARM SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: South of Central, in an area east of 143rd East.
Owner: Janice G. Siefkes, 366 N. Rock Road, Wichita, KS 67206
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

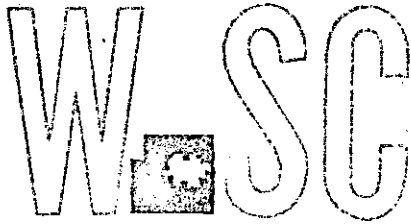
1. Gross Acreage of Plat: 5.1 Acres
2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
3. Minimum Lot Area: 33,500 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

NOTE: This plat represents a replat of a portion of the Shadybrook Farm Addition approved by the MAPC on 4/27/72.

- 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 any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 54-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.
- F. On the final plat tracing, the platting of the building setback from Central on Lots 1, 2 and 3, may be reduced from 50 feet to 25 feet.
- G. The platting text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- H. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- I. 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.
- J. 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.
- K. 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 mail box locations can be determined.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from ^{County}City Engineering should be prepared to comment on the status of the applicant's drainage plan.

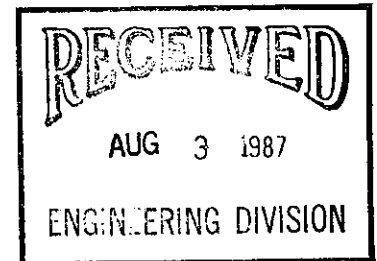
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

July 31, 1987



Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-68 - SHADYBROOK FARM SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 1987, 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 54-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 platting of the building setback from Central on Lots 1, 2 and 3, may be reduced from 50 feet to 25 feet.
- C. The plattor's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- D. Since this property will utilize City of Wichita water, the applicant shall submit a revised outside-the-City water service application, with the annexation language prepared by the Law Department, and associated restrictive covenant.
- E. The applicant shall submit a restrictive covenant for recording with the plat which alerts all future owners of Lot 2 that the construction or repair of Lot 1's sewer service line may result in damage to Lot 2's driveway. Damage done to Lot 2's driveway will not be at Lot 1's expense since the driveway is located over a utility easement.
- F. The final plat tracing shall indicate a 10-foot utility easement centered on the lot line common to Lots 2 and 3.

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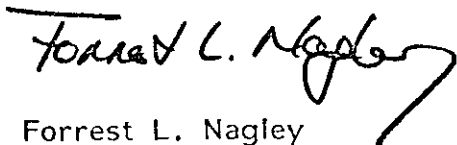
Final Plat S/D 87-68 - SHADYBROOK FARM SECOND ADDITION
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- G. The final plat tracing shall expand the east/west utility easement on Lot 3 to fully cover all existing telephone facilities.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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. 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 mail box locations can be determined.
- 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.

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, August 6, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Janice G. Siefkes, 366 N. Rock Road, Wichita, KS 67206
Eldon Boisseau, 825 N. Waco, Wichita, KS 67202
Jim Weber, County Bureau of Public Services
X Mike Lindebak, City Engineer