

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

April 19, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-20 - OXFORD ADDITION

OWNER/APPLICANT: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design/Mid Kansas Engineering Consultants

LOCATION: East of Rock Road between 21st Street North and 29th Street North, south of Oxford Circle.

SITE SIZE: 14.2 Acres

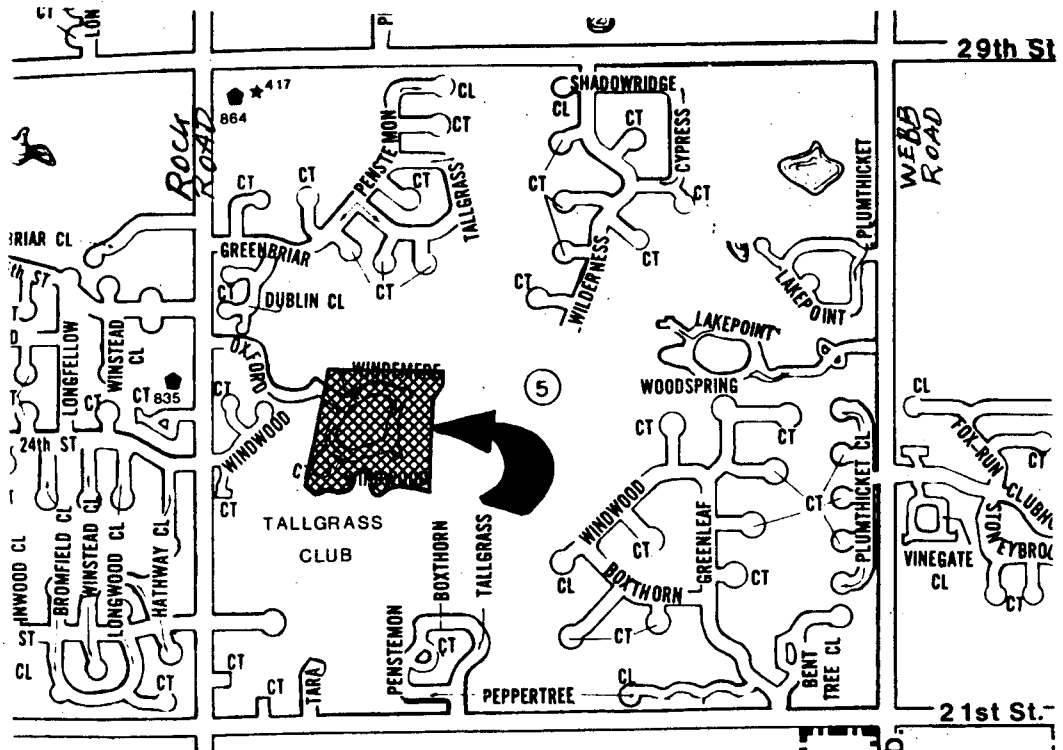
NUMBER OF LOTS

Residential:	45
Office:	
Commercial:	
Industrial:	
Total:	45

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-96)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This is a replat of Lot 2, Block 1, WINDEMERE SECOND ADDITION, which was recorded on September 26, 1989. This is a plat of Parcel 10 in the Tallgrass Community Unit Plan (DP-96). The applicant proposes the platting of 32 foot street rights-of-way with adjacent 15-foot street, drainage and utility easements. The platting of this property for single family use will require an adjustment to the associated C.U.P., as single family use is not a listed permitted use in Parcel 10.

- 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.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The platting of this property for single family development will require an adjustment to the associated Tallgrass C.U.P. (DP-96). The final plat shall not be submitted until the associated C.U.P. has been adjusted to permit single family uses in Parcel 10 of Tallgrass C.U.P.
- H. Item 13 of General Provisions of DP-96 states that the development of a parcel with a land use not illustrated on the C.U.P. requires the submission of a site plan for approval by the Director of Planning. The present C.U.P. depicts development of this parcel with townhomes. Since the applicant now proposes single family homes on this property, a revised site plan shall be approved by the Director of Planning prior to the submission of the plat for scheduling before the City Council.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- K. 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.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. Provision shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant to the City the authority to maintain the reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.

- R. 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.
- S. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 20, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 90-20 - OXFORD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The platting of this property for single family development will require an adjustment to the associated Tallgrass C.U.P. (DP-96). The final plat shall not be submitted until the associated C.U.P. has been adjusted to permit single family uses in Parcel 10 of Tallgrass C.U.P.

- H. Item 13 of General Provisions of DP-96 states that the development of a parcel with a land use not illustrated on the C.U.P. requires the submission of a site plan for approval by the Director of Planning. The present C.U.P. depicts development of this parcel with townhomes. Since the applicant now proposes single family homes on this property, a revised site plan shall be approved by the Director of Planning prior to the submission of the plat for scheduling before the City Council.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. On the final plat, the building setback shall be extended across the north end of Reserve E. Also, an easement shall be provided within Reserve E to cover the proposed storm sewer being located in this Reserve.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- L. 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.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. Provision shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership

and maintenance of the reserves, shall grant to the City the authority to maintain the reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.

- O. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- P. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS
67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

STAFF COMMENTS:

NOTE: This is a replat of Lot 2, Block 1, WINDEMERE SECOND ADDITION, which was recorded on September 26, 1989, and coincides with Parcel 10 in the Tallgrass Community Unit Plan (DP-96).

- A. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- I. 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.

- J. Provision shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant to the City the authority to maintain the reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- L. On the final plat tracing, the MAPC signature block shall indicate George Sherman as Acting Chairman.
- M. The applicant is advised that the title binder indicates that substantial property taxes are due for this site and the final plat tracing cannot be released until proof is provided that these taxes have been paid.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 1, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-20 Oxford Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- I. 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.
- J. Provision shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant to the City the authority to maintain the reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- L. On the final plat tracing, the MAPC signature block shall indicate George Sherman as Acting Chairman.
- M. The applicant is advised that the title binder indicates that substantial property taxes are due for this site and the final plat tracing cannot be released until proof is provided that these taxes have been paid.
- N. 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.
- O. 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.

- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. 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, June 7, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 7, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-20 Oxford Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 June 1, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 platator; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 6, 1992

STAFF REPORT
(Revised Final Plat, Final Plat Approved 5/31/90;
Preliminary Plat Approved 4/19/90)

CASE NUMBER: S/D 90-20 - OXFORD ADDITION

OWNER/APPLICANT: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: East of Rock Road between 21st Street North and 29th Street North, south of Oxford Circle.

SITE SIZE: 14.2 Acres

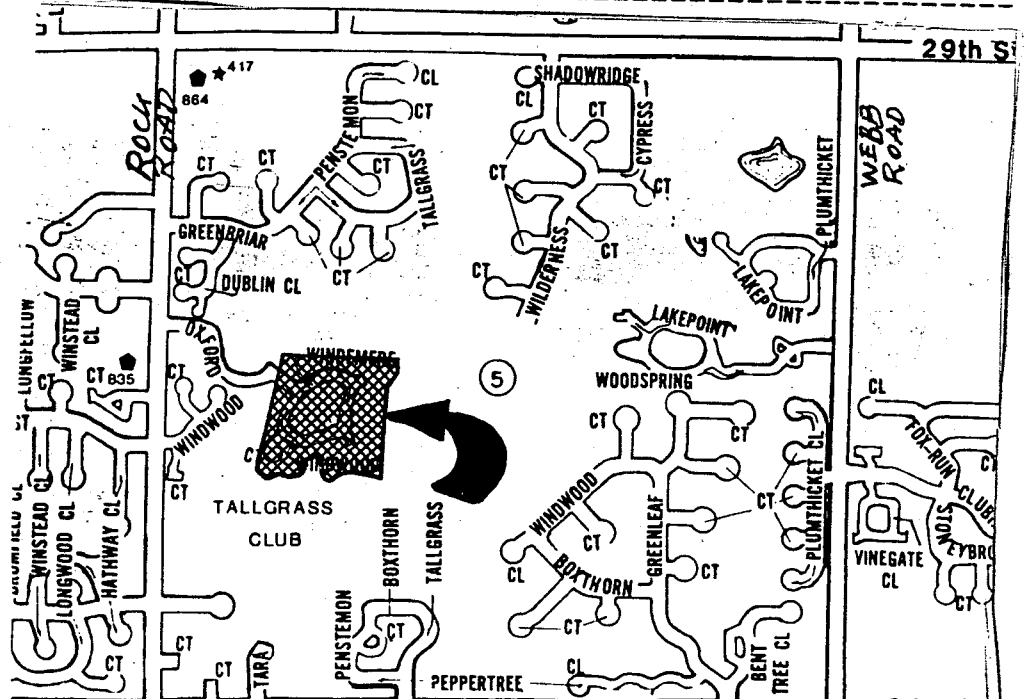
NUMBER OF LOTS

Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41

MINIMUM LOT AREA: 8,160 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-96)

VICINITY MAP:



NOTE: A final plat for this site was approved by the MAPC on June 7, 1990. This revised final plat is substantially the same as the previous plat. The plat has primarily been changed to increase lot sizes by decreasing the total number of lots from 45 to 41. Some additional easements have also been added along the east line of the plat. Except for a few minor changes, the following comments are the same as was approved for the original final plat.

STAFF COMMENTS:

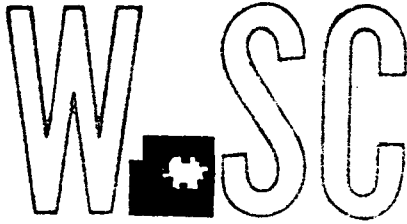
- A. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- I. 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.

- J. Provision shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant to the City the authority to maintain the reserves in the event the owner's fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- L. The applicant is advised that an updated platting/title binder needs to be submitted for this site.
- M. The applicant is advised that the original title binder indicated that substantial property taxes were due for this site and the final plat tracing cannot be released until proof is provided that all due taxes have been paid.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

- S. The representatives from the utility companies need to indicate any easement requirements they may have because of this revised final plat.

- T. Engineering needs to comment on any additional requirements it may have for this revised final. Also some changes in minimum building pad elevations have been made, and Engineering needs to indicate if those changes are acceptable.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 14, 1992

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-20 (Final Plat) Oxford Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1992, 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 February 7, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

CLOSURE OXFORD ADDITION 2-24-92 SANCHEZ

A001 BLK

PC10	DB =	N 48-37'01"E	N	4982.331	E	5851.158	S	0+00
	T =	5.759	L =	11.512	DEL = -	04-31'04"		
PI10	DC =	N 46-21'29"E	N	4986.138	E	5855.479	S	0+05.759
	LC =	11.509	R =	146.000	DEG =	39-14'37"		
PT10	DA =	N 44-05'57"E	N	4990.274	E	5859.487	S	0+11.512
	null distance and bearing							
PC11	DB =	N 44-05'57"E	N	4990.274	E	5859.487	S	0+11.512
	T =	107.845	L =	204.486	DEL = +	45-00'00"		
PI11	DC =	N 66-35'57"E	N	5067.721	E	5934.536	S	1+19.357
	LC =	199.271	R =	260.360	DEG =	22-00'23"		
PT11	DA =	N 89-05'57"E	N	5069.417	E	6042.367	S	2+15.998
	58.960	N 89-05'57"E						
PC12	DB =	N 89-05'57"E	N	5070.344	E	6101.320	S	2+74.958
	T =	75.912	L =	148.356	DEL = +	29-55'49"		
PI12	DC =	S 75-56'08"E	N	5071.537	E	6177.223	S	3+50.871
	LC =	146.675	R =	284.000	DEG =	20-10'28"		
PT12	DA =	S 60-58'14"E	N	5034.700	E	6243.599	S	4+23.315
	null distance and bearing							
PC13	DB =	S 60-58'14"E	N	5034.700	E	6243.599	S	4+23.315
	T =	65.076	L =	128.358	DEL = -	23-16'24"		
PI13	DC =	S 72-36'26"E	N	5003.121	E	6300.500	S	4+88.391
	LC =	127.478	R =	316.000	DEG =	18-07'54"		
PT13	DA =	S 84-14'38"E	N	4996.594	E	6365.248	S	5+51.673
	null distance and bearing							
PC14	DB =	S 84-14'38"E	N	4996.594	E	6365.248	S	5+51.673
	T =	26.204	L =	44.293	DEL = +	76-54'09"		
PI14	DC =	S 45-47'34"E	N	4993.966	E	6391.319	S	5+77.877
	LC =	41.042	R =	33.000	DEG =	undefined		
PT14	DA =	S 07-20'30"E	N	4967.978	E	6394.668	S	5+95.966
	null distance and bearing							
PC15	DB =	S 07-20'30"E	N	4967.978	E	6394.668	S	5+95.966
	T =	114.103	L =	120.411	DEL = -	130-10'16"		
PI15	DC =	S 72-25'38"E	N	4854.810	E	6409.248	S	7+10.069
	LC =	96.135	R =	53.000	DEG =	undefined		
PT15	DA =	N 42-29'14"E	N	4938.952	E	6486.317	S	7+16.377
	null distance and bearing							
PC9	DB =	N 42-29'14"E	N	4938.952	E	6486.317	S	7+16.377
	T =	123.030	L =	123.387	DEL = -	133-23'17"		
PI9	DC =	N 24-12'24"W	N	5029.678	E	6569.414	S	8+39.407
	LC =	97.351	R =	53.000	DEG =	undefined		
PT9	DA =	S 89-05'57"W	N	5027.744	E	6446.400	S	8+39.765
	262.263	N 89-05'57"E						
32			N	5031.867	E	6708.631	S	11+02.028
	100.000	S 00-54'03"E						
345			N	4931.879	E	6710.203	S	12+02.028
	158.000	S 44-05'57"W						
344			N	4818.414	E	6600.250	S	13+60.028
	480.000	S 01-05'57"W						
343			N	4338.502	E	6591.043	S	18+40.028
	134.530	N 78-54'03"W						
342			N	4364.400	E	6459.029	S	19+74.558
	81.000	N 65-54'03"W						
341			N	4397.474	E	6385.089	S	20+55.558
	63.650	S 89-05'57"W						
340			N	4396.473	E	6321.447	S	21+19.208
	105.000	S 59-05'57"W						
339			N	4342.550	E	6231.351	S	22+24.208
	92.370	N 45-54'03"W						

130-10-16
 133-23-17

 263-33-33
 = Δ ANGLE

338			N	4406.830	E	6165.016	S	23+16.578
	131.600	N 28-20'06"W						
337			N	4522.663	E	6102.556	S	24+48.178
	112.180	S 45-13'57"W						
336			N	4443.662	E	6022.911	S	25+60.358
	162.594	S 06-46'03"E						
335			N	4282.201	E	6042.071	S	27+22.952
	null distance and bearing							
PC16	DB =	S 06-46'03"E	N	4282.201	E	6042.071	S	27+22.952
	T =	108.662	L =	142.037	DEL = +	112-52'00"		
PI16	DC =	S 49-39'57"W	N	4174.296	E	6054.876	S	28+31.615
	LC =	120.160	R =	72.104	DEG =	undefined		
PT16	DA =	N 73-54'03"W	N	4204.428	E	5950.475	S	28+64.990
	115.027	N 73-54'03"W						
332			N	4236.325	E	5839.960	S	29+80.016
	55.000	S 89-05'57"W						
331			N	4235.460	E	5784.966	S	30+35.016
	63.510	S 59-05'57"W						
330			N	4202.844	E	5730.471	S	30+98.526
	55.000	S 89-05'57"W						
329			N	4201.980	E	5675.478	S	31+53.526
	53.340	S 59-45'00"W						
328			N	4175.108	E	5629.401	S	32+06.866
	80.000	N 57-15'00"W						
327			N	4218.386	E	5562.118	S	32+86.866
	805.000	N 22-45'00"E						
326			N	4960.758	E	5873.420	S	40+91.866
	31.000	N 45-54'03"W						
325			N	4982.331	E	5851.158	S	41+22.866
	null distance and bearing							
PC10			N	4982.331	E	5851.158	S	41+22.866
	LENGTH=	4122.866	AREA=	620367.670	SF			14.242 ACRES