

- V. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

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

Sincerely,

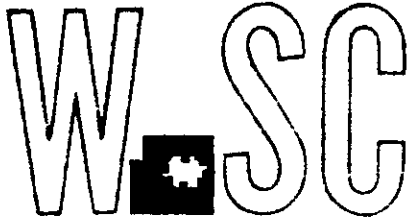


Don Losew
Senior Planner

DL:sm

Enclosure

cc: Time Quest North Development & Investment Corp., 1341 N.
Grove, Wichita, KS 67214
Mike Lindebak, City Engineer
DuBois Consultants, Inc., Ajamu Webster or Edward Ieans, 1103 E. 47th
St., Suite 225, Wichita, KS 64110



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 28, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-66 (Preliminary Plat) Conquest North Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 23, 1992, 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. In order to provide for the type of development now being proposed for this site and to specifically change the use to single family, and allow for the unconventional lots platted in the eastern portion of this site, the applicant shall pursue an adjustment to the current CUP, DP-24. Since this site involves both existing nonstandard type streets and is proposing other non-conventional access to certain of the platted lots (24 foot ingress-egress easements), the CUP should be the means to establish a private street system. The final plat shall not be submitted until the CUP is adjusted.
- B. The present street system was constructed with a 24 foot driving surface with 90 degree paved parking areas provided in front of the apartment structures. As required by City Engineering, guarantees will be provided to reconstruct or repair this street system to a public paving standard.
- C. The use of an ingress and egress easement for access to residential lots is allowed by the Subdivision regulations but was intended for situations where unusual conditions restrict the use of normal public streets. Further, such easements were intended for access to one or a limited number of lots. Private streets or drives may also be used in such situations when provided for under a CUP.

- D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a narrow 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.
- E. The applicant shall provide "No Parking/Fire Lane" signs along the private streets and ingress/egress easements as recommended by the Fire Department.
- F. Although an existing sanitary sewer system was provided for the previous development, certain lots being created by this plat will not have direct access to a sewer line. Further, the existing line is now and may continue to be located under street pavement which is generally not considered as allowing an abutting property to have proper access to the sewer line. Sewer shall be extended and provided for each lot prior to the paving reconstruction required in Comment "B".
- G. Guarantees shall also be provided for any needed drainage and storm sewer improvements. This guarantee shall include any needed improvements within the drainage dedication.
- H. If certain public utilities are to be abandoned, that shall be guaranteed.
- I. Guarantees shall be provided for the extension of municipal water to all of the platted lots.
- J. For any non-municipal utilities, and storm sewers, being left out of easements, and therefore requiring relocation, letters shall be provided from the utilities indicating that satisfactory arrangements have been made for any needed relocations, or easements shall be provided.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Since lots 8 and 9, Block A involve double frontage with access intended from Conquest St., the final plat shall indicate complete access control across these lots' south lines to 27th St. North. Similarly, complete access control to Grove St. shall be indicated across the west line of lots 1, 2, and 3, Block B.
- M. Setbacks may be determined or established through the CUP. However, while front yard setbacks and side yard setbacks from adjacent public streets should be shown on the plat, other side and rear yard setbacks are not required to be

indicated on the plat. For the narrow lots in the eastern portion of this site, the platting of side yard setbacks seems to be an unnecessary restriction and may be deleted.

- N. Provisions 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. The final plat shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- O. If a swimming pool is being considered for the Reserve, this must be noted as a use for the Reserve and a site development plan must be provided for review and approval. Among the items that this site plan must address is parking at the site. If the applicant chooses, the swimming pool use may also be addressed in the CUP.
- P. 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.
- Q. On the original plat for this site, a minimum building pad elevation was established. If the drainage plan still indicates the need for a minimum building pad, such elevation shall be noted both in the plattor's text and on the face of the plat. On site and off site bench marks shall also be indicated and it shall be noted if the elevation(s) refer to the lowest opening or level.
- R. On the final plat, in order to better locate the easements crossing lot 4, Block B and lots 8, and 9 Block A dimensions shall be shown from lot carriers to the easements.
- S. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. 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.
- U. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
February 27, 1992

STAFF REPORT

(Final Plat Approved 2/20/92, Preliminary Plat Approved 1/23/92)

CASE NUMBER: S/D 91-66 - CONQUEST NORTH ADDITION

OWNER/APPLICANT: Time Quest North Development & Investment Corp., 1341 N. Grove, Wichita, KS 67214

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211; DuBois Consultants, Inc., Attn: Ajamu Webster or Edward Ieans, 1103 E. 47th St., Suite 225, Kansas City, MO 64110

LOCATION: Northeast corner of Grove and 27th St. North.

SITE SIZE: 19 Acres

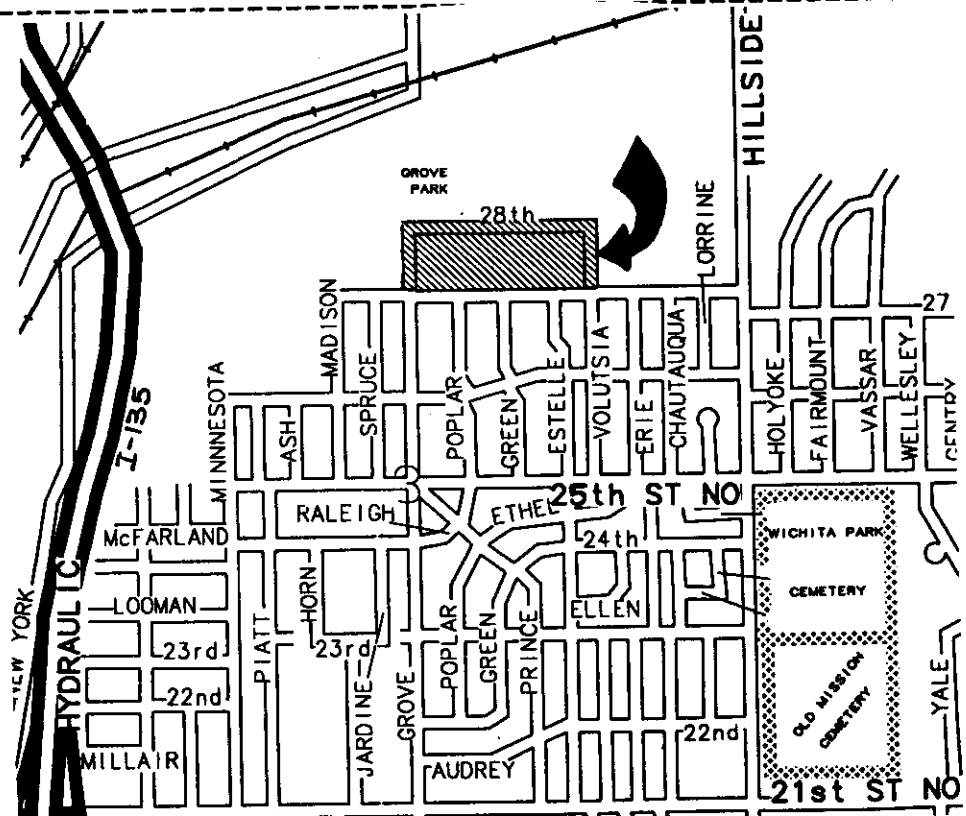
NUMBER OF LOTS

Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 5,222 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling (DP-24)

VICINITY MAP:

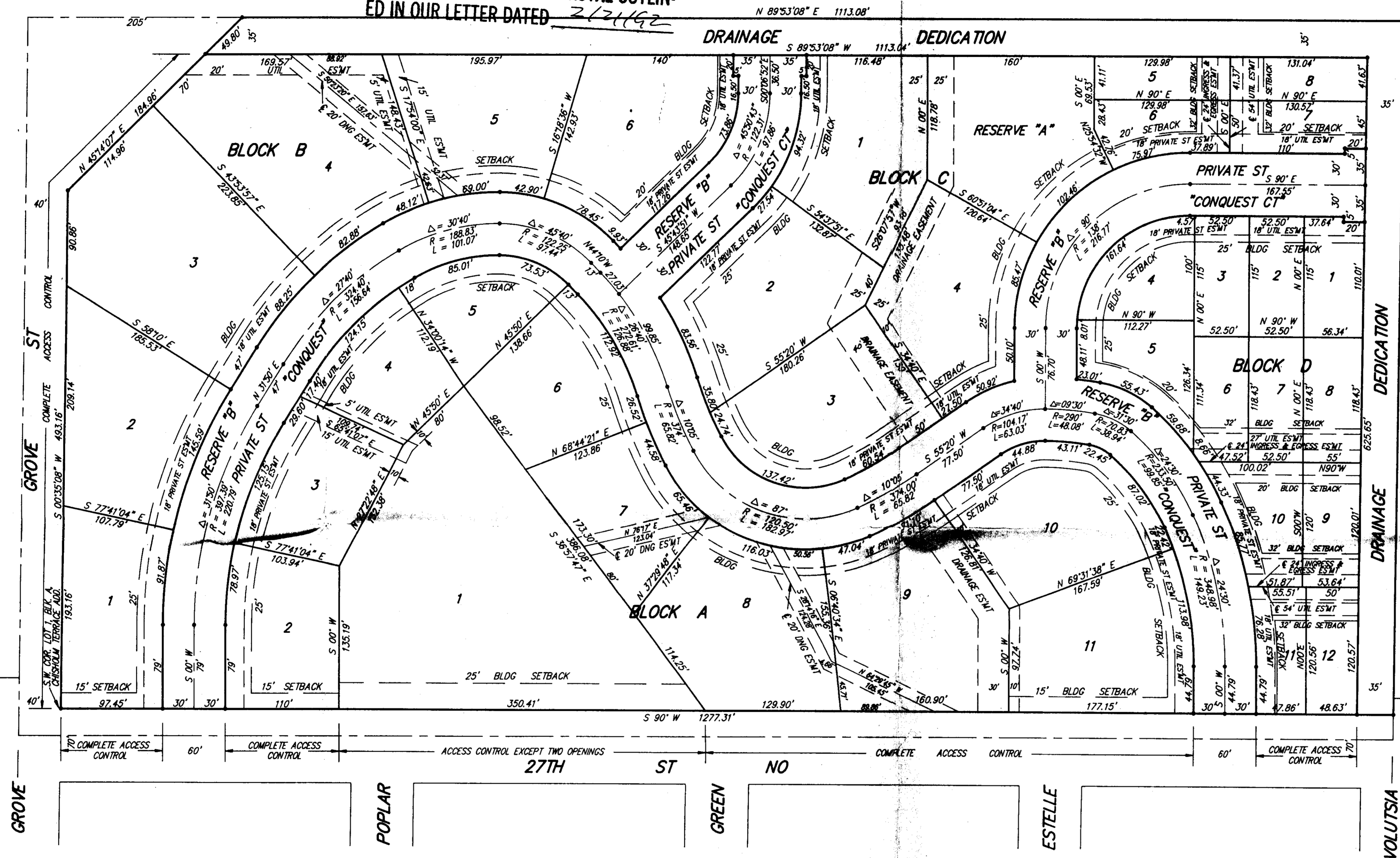


OFFICE COPY
DO NOT REMOVE

FINAL PLAT

CONQUEST NORTH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/20/92 SUBJECT **WICHITA, SEDGWICK COUNTY, KANSAS** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/2/92



State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that have surveyed and platted "CONQUEST NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block A, Chisholm Terrace Addition, Wichita, Sedgwick County, Kansas, together with the 35 foot Volutsia Avenue right-of-way, lying north of the south line of said Lot 1, extended east and the 35 foot 28th St. No. right-of-way, lying east of the northwesterly line of said Lot 1, extended northeasterly.

All being situated in the NW1/4 of the NE1/4 of Sec. 3, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

The streets and all existing public utility easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____
Mark A. Savoy Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves and a Drainage Dedication to be known as "CONQUEST NORTH ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for recreational purposes, tennis courts, swimming pool and open space. Reserve "B" is hereby reserved for private street, parking and utility and drainage easement purposes. The private street easements are hereby granted for private street, parking and sidewalk purposes. The ingress and egress easements are hereby granted as indicated for joint vehicle and pedestrian access to and from Reserve "B". The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage and storm sewer purposes. The drainage dedication is hereby dedicated to the public for drainage purposes. All abutters rights of access to or from Grove St. over and across the west and northwesterly line of Block B and to or from 27th St. No. over and across the south line of Lot 1, Block A, and Lots 1, 2, 8, 9, and 11, Block A, and Lots 11 and 12, Block D, are hereby granted to the City of Wichita, provided however that Lot 1, Block A, shall have access to 27th St. No. at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas.

The City of Wichita, Kansas

Bob Knight Mayor

Attest: Pat Burnett Deputy City Clerk

Entered on transfer record this _____ day of _____ 1992.

Don Wright County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1992, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1992, by Bob Knight, Mayor and Pat Burnett, Deputy City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita, Kansas.

Notary Public

My App't. Exp. _____

This plat of "CONQUEST NORTH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Christopher J. Goebel Chairman

Marvin S. Kraut Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1992.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

BENCH MARK:
CITY STANDARD DISC @ 25TH ST NO & GROVE; 41' S & 21.5' E OF THE CENTER-LINE OF BOTH
ELEVATION = 141.65 CITY DATUM
ELEVATION = 1328.05 MSL

BENCH MARK:
SQUARE CUT ON TOP OF CURB @ 27TH ST NO & GROVE; NORTH END OF CURB RETURN @ N.E. COR OF INTERSECTION
ELEVATION = 154.76 CITY DATUM
ELEVATION = 1342.16 MSL

1" = 60'
• = PIN
ELEV = CITY DATUM
MINIMUM BLDG PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURE FOR ALL LOTS ELEVATION 146 CITY DATUM ELEVATION 1333.4 MSL