

relocation of their facilities made necessary by the vacation of the existing easement.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

February 11, 1993

STAFF REPORT
(Final Plat Approved 2/4/93)

CASE NUMBER: S/D 93-2 - SHADYBROOK COMMERCIAL ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Steve Potucek, 8th Floor, 455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., Attn: Mark Savoy, 841 South Hillside, Wichita, KS 67211

LOCATION: South of 21st Street North and west of Hillside

SITE SIZE: 3.2 Acres

NUMBER OF LOTS

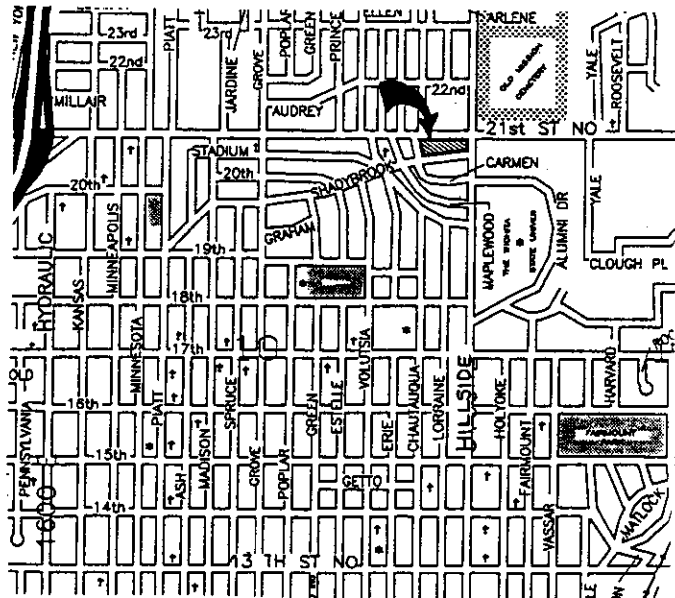
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 38,400 sq. ft.

CURRENT ZONING: "LC" and "RB"

PROPOSED ZONING: "LC" (Z-3088)

VICINITY MAP:

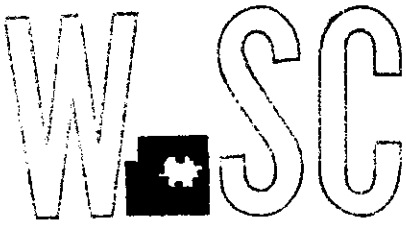


FILE COPY

NOTE: This site is presently involved in a requested zone change to "LC" for the entirety of the site and a Community Unit Plan (CUP). Both the zone change and CUP are scheduled to be reviewed by the MAPC on February 11, 1993. As a final form only plat, if this plat is approved by the Subdivision Committee at its February 4, 1993 meeting, the final plat will also be on the MAPC's February 11, 1993 meeting date.

STAFF COMMENTS:

- A. Since a plat of a site, involved in a zone change and/or CUP, is expected to reflect any requirements of an approved zone change or CUP, approval of this plat shall be subject to approval of the associated zone change and CUP and any relevant platting requirements. As necessary, the final plat tracing shall reflect any necessary changes, and any conditions established during the plat's review shall be subject to any conditions established in regard to the zone change and CUP's approvals.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for the abandonment of the sanitary sewer line no longer being covered by a public utility easement. The final plat tracing shall, however, indicate a sufficient utility easement for the new sewer line.
- C. The applicant is advised that at the time of site development the closure of those drives located in areas indicated as being platted for complete access control or openings in excess of the allowed number of openings will be required. Specifically, this would involve for Lot 3 the closing of one drive to Carmen and two drives to 21st Street North; for Lot 2 one drive to 21st Street North, and the drive to Shadybrook; and for Lot 1 one drive to 21st Street North, two drives to Hillside, and one drive to Shadybrook. As necessary the replacement of sidewalks, such as along Shadybrook Lane will also be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the typographical error (shown) in the Mayor's signature block shall be corrected.
- F. Although the existing buildings on this site are anticipated to be removed, the applicant is advised that any portion of an existing building located in a setback platted by this addition, cannot be expanded and may only be maintained or remodeled and if removed, all new construction must observe the building setback.
- G. Prior to this plat being submitted for City Council review, the applicant shall submit a letter from KG&E and Cablevision indicating that satisfactory arrangements have been made for the



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

February 12, 1993

Savoy, Ruggles, & Bohm, P. A.
Attn: Mark Savoy
841 South Hillside
Wichita, Ks 67211

Re: S/D 93-2 - Shadybrook Commercial Addition (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 1993, 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 10, 1993.

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:rh

cc: City of Wichita, Attn: Steve Potucek, 8th Floor, 455 North Main, Wichita, KS 67202
Mike Lindebak, City Engineer

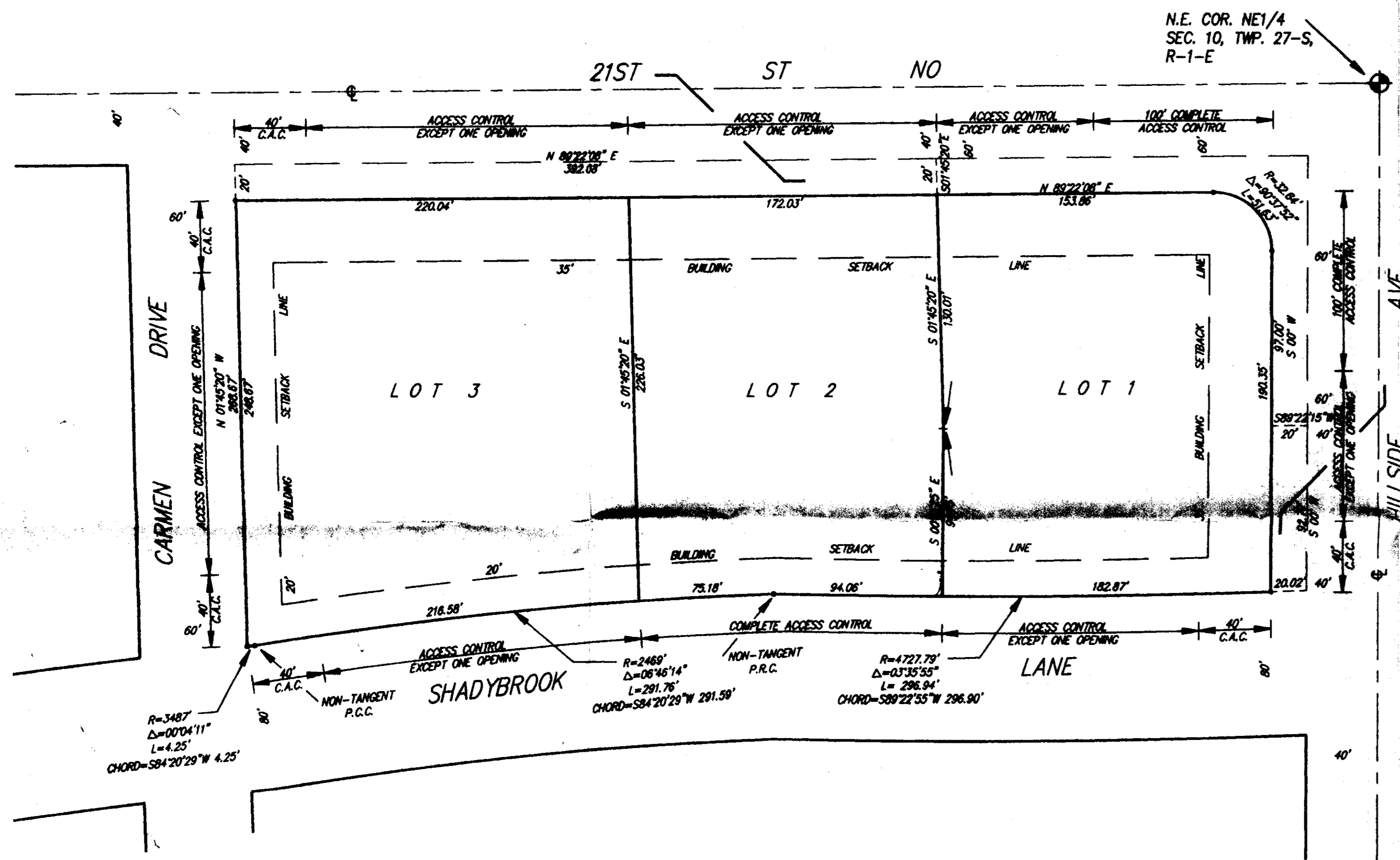
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

SHADYBROOK COMMERCIAL ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/4/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-10-93

WICHITA, SEDGWICK COUNTY, KANSAS



1" = 50'
C.A.C. = COMPLETE ACCESS CONTROL

BENCH MARK:
SQUARE CUT ON TOP OF
CURB & NORTH END OF
RETURN AT N.W. COR. OF
SHADYBROOK AND CARMEN
ELEV = 152.00 CITY DATUM

BENCH MARK:
SQUARE CUT AT BACK
OF WILKES: N.W. COR.
HILLSIDE & SHADYBROOK
ELEV = 168.32 CITY DATUM

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SHADYBROOK COMMERCIAL 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, Elizabeth's Addition, Wichita, Sedgwick County, Kansas and all of Reserve in Block 1, except that part platted as Elizabeth Addition, and all of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, Shadybrook Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

All being situated in the NE1/4 of Sec. 10, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date _____
Mark A. Savoy Surveyor

This plat of "SHADYBROOK COMMERCIAL 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 _____, 1993.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
L. O. Breckenridge, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

Mayor
Frank M. Ojile

City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Streets to be known as "SHADYBROOK COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The Streets are hereby dedicated to and for the use of the public. Access controls are hereby granted as indicated on the face of the plat to the appropriate governing body with the location of all openings being subject to the approval of the Engineer of the appropriate governing body.

The City of Wichita, Kansas

Mayor
Frank M. Ojile

Attest _____
City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1993, at _____ o'clock _____ M. and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Frank M. Ojile, Mayor and Pat Burnett City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita, Kansas.

Notary Public

My App't. Exp. _____