

reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- G. On the final plat tracing, corner lots shall indicate sideyard building setbacks of 15-foot rather than 10-feet.
- H. 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.
- 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 mailbox locations can be determined.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

Note: This plat has been submitted in final form only.

April 8, 1993

STAFF REPORT  
(Final Plat Approved 4/1/93)

CASE NUMBER: S/D 93-14 - TURTLE RUN 2ND ADDITION

OWNER/APPLICANT: Devoe Treadwell, 10101 E. 47th Street South, Wichita, KS 67037

SURVEYOR/ENGINEER: Poe & Associates, 434 N. Oliver, Wichita, KS 67208

LOCATION: Southwest corner of Pawnee and Webb

SITE SIZE: 5.6 Acres

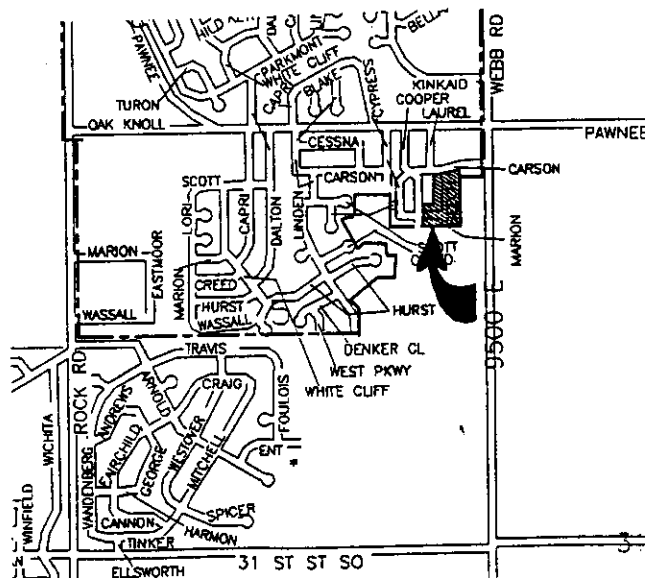
NUMBER OF LOTS

Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

MINIMUM LOT AREA: 6,300 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling

VICINITY MAP:

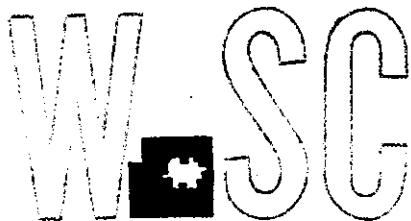


STAFF COMMENTS:

- A. As indicated by City Engineering, the applicant shall resubmit petitions, provide square footage information and/or enact any necessary agreements for the provision of public improvements and redistribution of existing assessments. These improvements include the provision of municipal water, sanitary sewer, drainage/storm sewer and paving. Also, the applicant shall submit to Engineering a drawing of how this Addition's lots overlay the previously platted lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. When this area was originally platted as the Cottage Gardens Addition, as a cluster development, permanent open space was platted for the benefit of and to be owned by all property owners of that Addition. This replat does not alter these original conditions. The applicant shall therefore submit a covenant for this Addition which establishes the ownership and maintenance responsibility of the Reserve on this plat but also reiterates that this Addition will continue to have access to and responsibilities for maintaining the Reserves as originally created for the Cottage Gardens Addition.
- D. Because of the reduced frontages for the Cottage Gardens Addition, a waiver of the off-street parking requirement for lots adjacent to narrow streets (58-foot right-of-way), from four spaces per lot to three, was allowed. Since this plat is now proposing conventional lot frontages and sizes, a new covenant shall be submitted requiring the provision of four off-street parking spaces for the lots in this Addition.
- E. On the final plat tracing since only one Reserve is indicated (C), it should be labeled as Reserve A. The plat's text should also be amended to indicate this area as a Reserve A.

The applicant is advised that the Reserve now being shown on this plat is not in the same location of the original Reserve platted for the Cottage Gardens Addition. The original Reserve was somewhat north of the one now being platted. When originally platted under the cluster regulations, any platted reserves were meant to exist in perpetuity and covenants were filed to that effect. Although this plat is showing a minor change in the Reserve's location, the applicant is advised that they should verify that they are legally in a position to make such a change in this Reserve's location.

- F. Provisions 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



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888

(316) 268-4421  
Poe & Associates  
434 N. Oliver  
Wichita, KS 67208

April 12, 1993

Re: S/D 93-14 TURTLE RUN 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 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 April 2, 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.

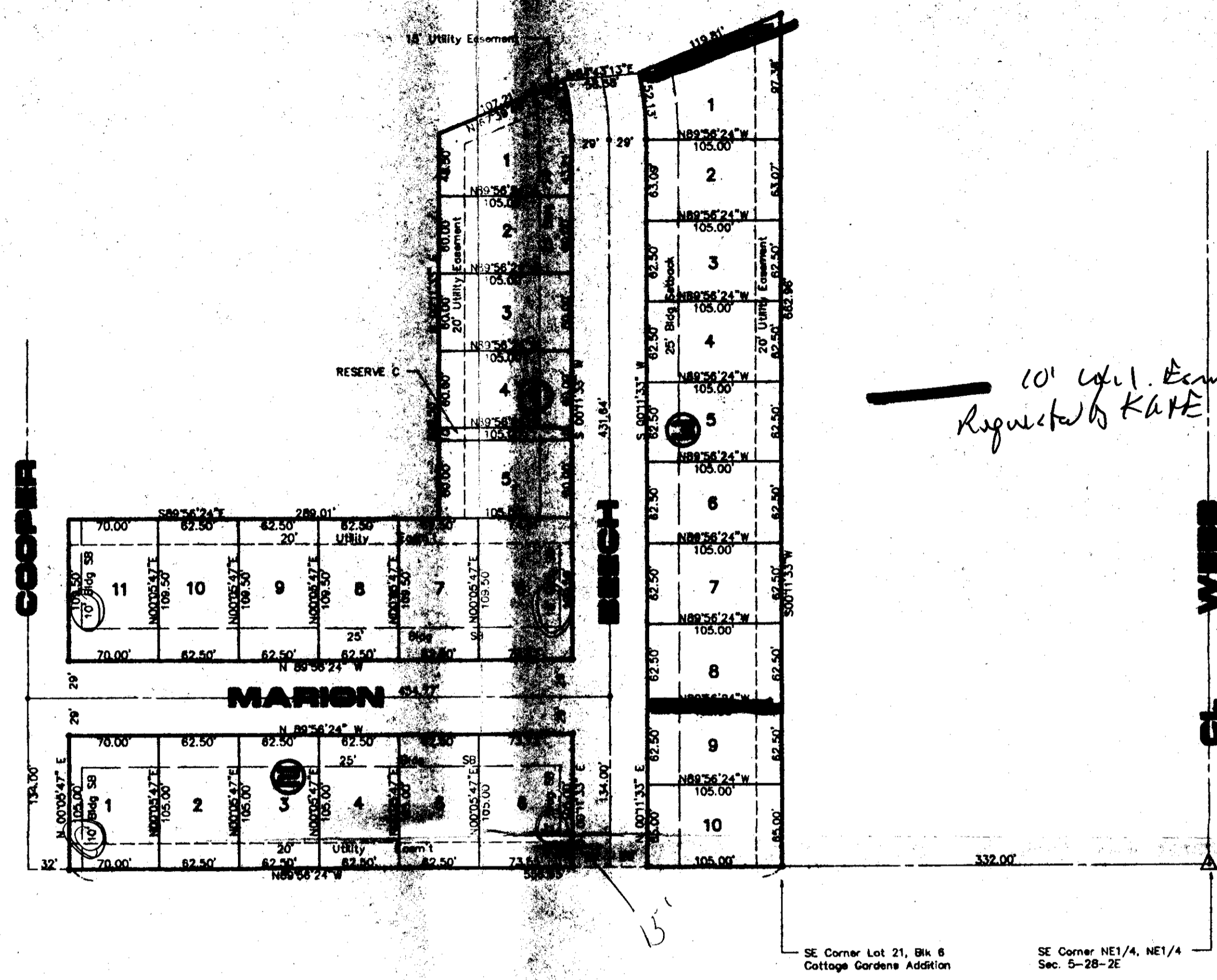
Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Devoe Treadwell, Pawnee Development, 10628 E. Pawnee,  
Wichita, KS 67207  
Mike Lindebak, City Engineer



**OFFICE COPY  
DO NOT REMOVE**

**THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 4/1/93 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 4-2-93**

**FINAL PLAT**

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

\_\_\_\_\_  
F. M. O'Be, Mayor  
\_\_\_\_\_  
Pat Burnett, Deputy City Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ A.M.-P.M. on the \_\_\_\_\_ day of \_\_\_\_\_, 1993.

- Riv. C-D & A  
- Reserve Comm  
- Gr. BSR

\_\_\_\_\_  
Pat Kettler, Register of Deeds  
\_\_\_\_\_  
Ed Read, Chief Deputy

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
Susan Chackett Spoon, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and plotting the TURTLE RUN 2ND ADDITION to Wichita, Kansas, being described as follows:

A replat of Lots 12 through 25, Block 5, Lots 9 through 21, Block 6, and Lots 1 through 8, Block 8, Cottage Gardens an addition to Wichita, Kansas located in the Northeast Quarter of Section 5, Township 28 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 5, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence N89° 56' 24"W for a distance of 332.00 feet to the Southeast corner of Lot 21, Block 6, Cottage Gardens Addition to Wichita, Kansas being the point of beginning; thence N89° 56' 24"W for a distance of 105.55 feet to the N00° 05' 47"E for a distance of 272.50 feet; thence S89° 56' 24"E for a distance of 101 feet to the N00° 11' 33"E for a distance of 298.50 feet; thence N67° 39' 40"E for a distance of 66.21 feet to the N84° 43' 13"E for a distance of 58.58 feet; thence N67° 39' 40"E for a distance of 66.21 feet; thence S00° 11' 33"W for a distance of 662.96 feet to the point of beginning.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
Kenny E. Hill, L.S.

**KNOW ALL MEN BY THESE PRESENTS:**

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and a reserve. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction, maintenance of drainage and utilities. Reserve C is for common open area and for the construction and maintenance of drainage and utilities. The Reserve is to be owned and maintained by a property owners association consisting of all of the owners of property in this addition and the original addition of Cottage Gardens. Easements and other public reservations are hereby vacated to conform to those shown on the plat by virtue of KSA 12-512(b) as amended.

\_\_\_\_\_  
Pawnee Development, Inc.

\_\_\_\_\_  
Devoe Treadwell, President

\_\_\_\_\_  
Thea Treadwell, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1993, for Pawnee Development, Inc. by Devoe Treadwell, President and Thea Treadwell, Secretary.

\_\_\_\_\_  
Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of TURTLE RUN 2ND ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
WICHITA SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

\_\_\_\_\_  
Lorenzo Breckenridge Jr., Chairman

\_\_\_\_\_  
Marvin S. Kraut, Secretary

# TURTLE RUN 2ND ADDITION

**TO WICHITA - SEDGWICK COUNTY, KANSAS**