

- M. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. If required, the final plat shall indicate on the face of the plat and in the plat's text any minimum building pad elevations. It is noted that the plat's text references a minimum elevation but does not indicate any such elevation on the face of the plat. On-site and off-site benchmarks shall also be indicated.
- O. On the final plat tracing, a 25-foot building setback shall be indicated on the two legs of Reserve C and the two legs of Reserve B adjacent to Cardinal and Hawthorn.
- P. Prior to submitting the final plat tracing, the applicant shall provide the additional information requested by County Engineering for evaluation of the drainage plan.
- Q. On the final plat tracing the following spelling shall be used for the street "Hawthorne."
- R. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- S. 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.
- T. 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.
- U. 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.
- V. Recording of the plat within 30 days after approval by the City Council.

August 3, 1989

STAFF REPORT
(Final Plat Approved 7/27/89;
Preliminary Plat Approved 7/13/89)

CASE NUMBER: S/D 89-43 - SHADYBROOK MEADOW ADDITION

OWNER/APPLICANT: Jan Siefkes, 366 N. Rock Rd., Wichita, KS
67206

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: East of 143rd St. East and 1/2 mile south of
Central

SITE SIZE: 35.53 Acres

NUMBER OF LOTS

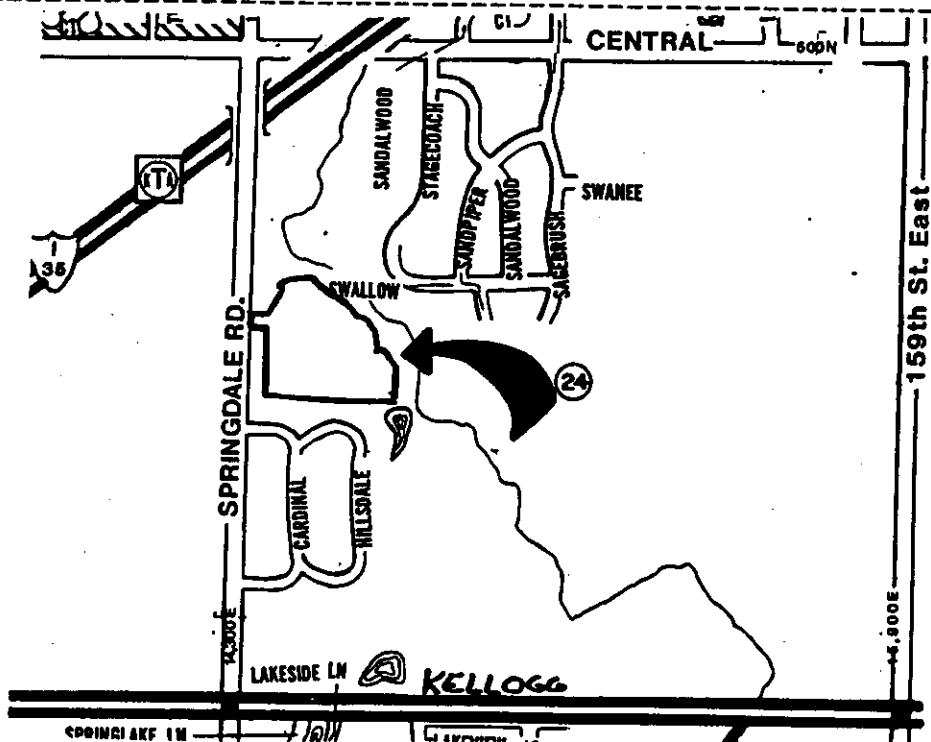
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

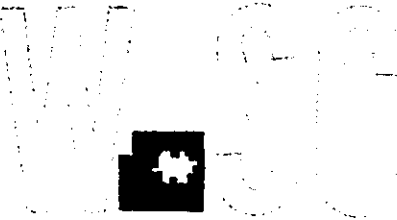
PROPOSED ZONING: "AA" One Family Dwelling (SCZ-0613)

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the required zoning and any conditions associated with the zone change.
- 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. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall guarantee the paving of interior streets to the urban street standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall meet with County Fire Department to review and resolve any conflicts in the selection of street names.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- J. The final plat tracing shall state that the "appropriate engineer's" permission is needed in the standard floodway language.
- K. The final plat tracing shall indicate that the access control to and from 143rd street East is granted to the appropriate governing body.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 4, 1989

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

Re: S/D 89-43 - SHADYBROOK MEADOW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 July 28, 1989.

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 plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th Street North 67220
Jan Siefkes, 366 N. Rock Rd. 67206
Ron Worley, County Public Works
Jim Weber, County Engineer
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT OF SHADYBROOK MEADOW ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL PLAT

**OFFICE COPY
DO NOT REMOVE**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/27/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/28/89

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SHADYBROOK MEADOWS" an addition to Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 24, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the South line and 45.00 feet East of the Southwest corner of said Northwest Quarter; thence N 00° 11' 00" E, 1153.32 feet parallel with the West line of said Northwest Quarter; thence S 89° 49' 00" E, 415.52 feet to a point on the extended Southwesterly line of Lots 13 and 14, Block 8, SHADYBROOK FARM ADDITION, an addition to Sedgwick County, Kansas; thence S 62° 26' 40" E, 1000.00 feet along said Southwesterly line to the Southwest corner of Lot 12, Block 8, of said addition; thence N 89° 30' 00" E, 173.59 feet along the South line to the Southeast corner of said Lot 12, said point also being the Northwest corner of Lot 6, Block 8, of said addition; thence S 37° 52' 53" E, 401.02 feet along the West line of said Lot 6; thence continuing along said West line of said Lot 6, S 06° 54' 26" E, 380.00 feet to the Southwest corner of said Lot 6, to a point on the South line of said Northwest Quarter; thence N 89° 54' 26" W, 1771.29 feet along said South line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of ___, 1989.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "SHADYBROOK MEADOWS", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves A, B, and C are platted for the construction and maintenance of drainage, walkways, fencing, lighting, and landscaping. Reserves B & C are also platted for gazebos and playground equipment. Reserves A & B are also platted for monuments. Reserve B is also platted for lakes and floodway. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted to the public. All abutting rights of access to and from 143rd Street East over and across the West lines of Reserves A and B are hereby granted. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided however, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the County Engineer. Minimum opening elevations on Lots 1-12, and 14-16, Block 1, inclusive, shall be as indicated on the face of the plat.

By: Janice G. Siefkes

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ___ day of ___, 1989, before me a Notary Public in and for said State and County, came Janice G. Siefkes to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

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

Dated this ___ day of ___, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Motr

Entered on transfer record this ___ day of ___, 1989.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of ___, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___, 1989.

BOARD OF COUNTY COMMISSIONERS

_____, Chairman
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

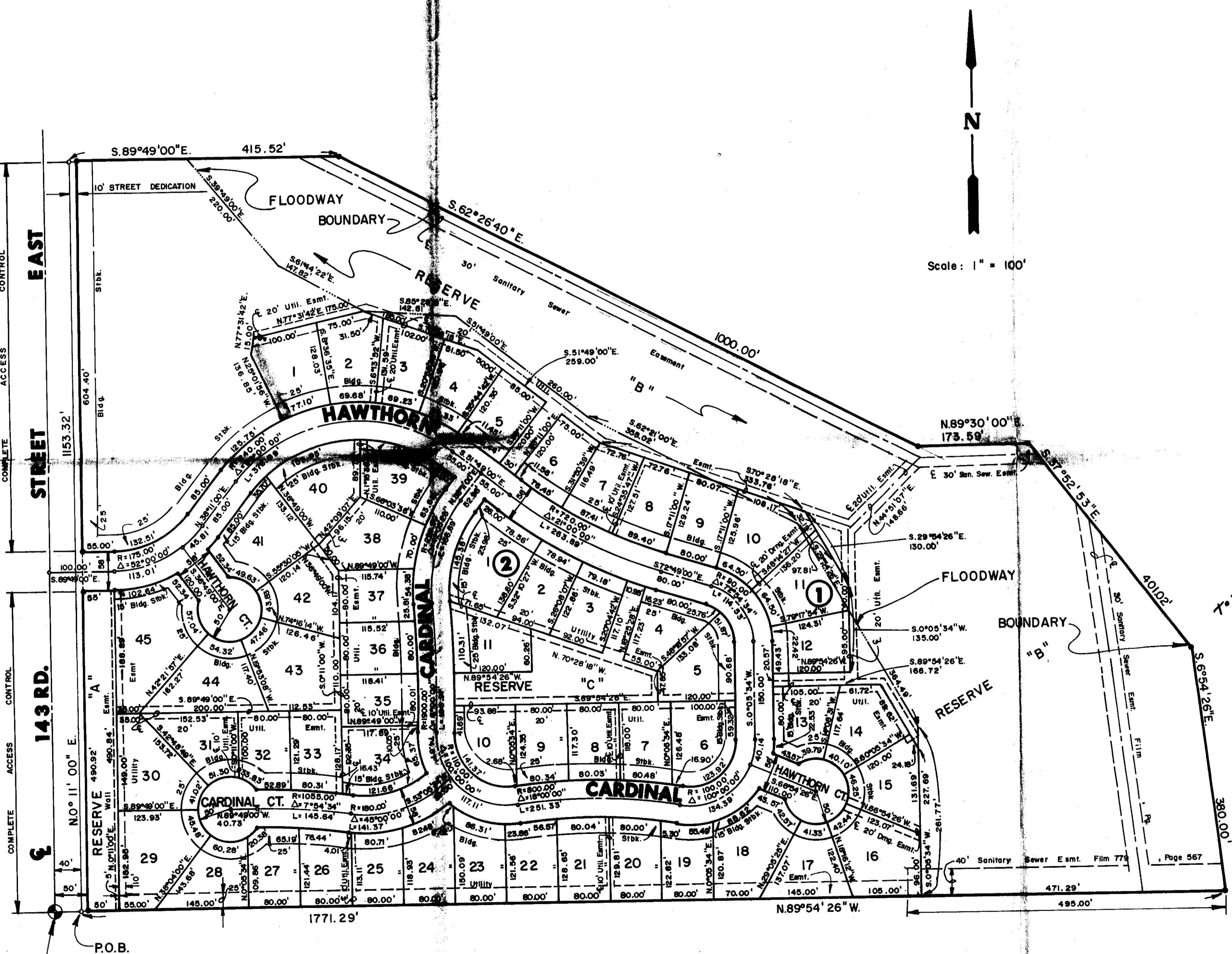
_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

Attest: _____, County Clerk
Don Wright

15' Util
Eas't



S.W. Cor., NW 1/4
Sec. 24, T.27 S. R. 2 E.
6th. P.M.