

- L. On the final plat tracing, the platdor's text shall be amended to indicate the platting of complete access control to Woodlawn from the west line of Lots 1 through 15, Block 1.
- M. On the final plat tracing, the plat's legal description shall correctly indicate that this is a replat of a lot in the Northbrook Addition, not Northbrook Meadow.
- N. On the final plat tracing, the City Signature block shall be amended to read John Moir, City Clerk.
- 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. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-3

March 2, 1989

STAFF REPORT

(Final Plat Approved 2/23/89; Preliminary Plat Approved 1/26/89)

CASE NUMBER: S/D 89-1 NORTHBROOK MEADOW ADDITION
(previously submitted as the 2nd)

OWNER/APPLICANT: Bill Oliver, 200 W. Douglas Page Ct., Wichita,
KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, 3500 N.
Rock Rd., Bldg. 800, Wichita, KS 67226

LOCATION: Woodlawn and 39th St. North

SITE SIZE: 3.7 Acres

NUMBER OF LOTS

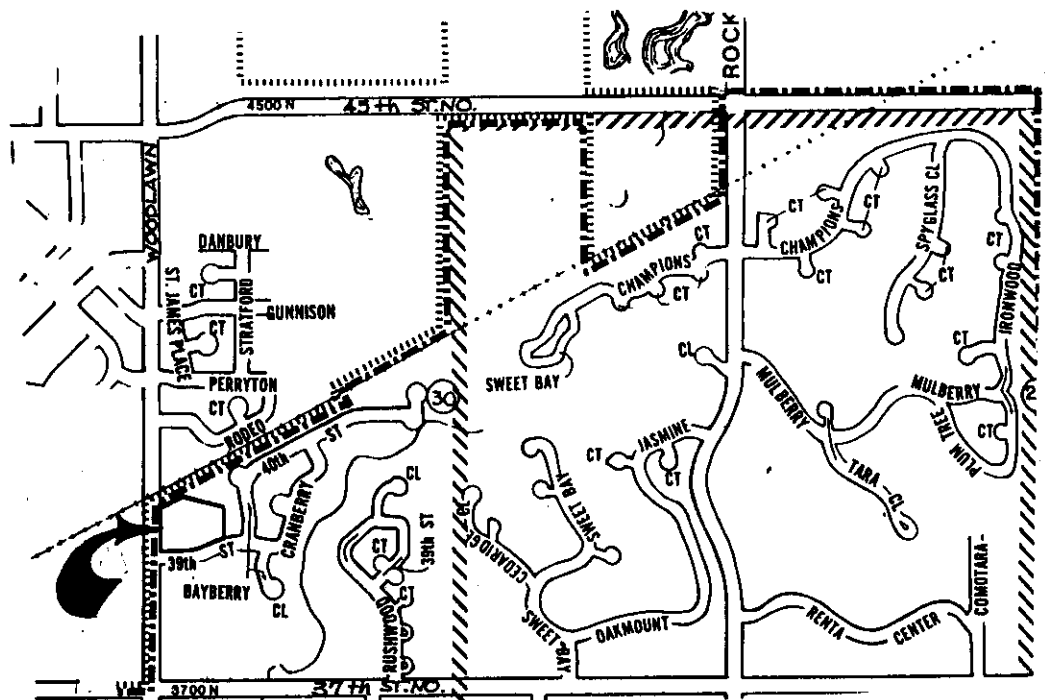
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: A (two-family)

PROPOSED ZONING: A (C.U.P. DP-119)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- F. Square footage figures shall be provided for the lots within this plat so existing special assessments may be redistributed.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- I. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. These elevations shall be in both Mean Sea Level and City Datum.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. Since this property is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.

OFFICE COPY
DO NOT REMOVE

Min. Pad			
		Elevation	
Lot	Blk	City Datum	USGS
5	1	183.6	1371.0
6	1	183.6	1371.0
7	1	183.6	1371.0
15	1	183.6	1371.0
16	1	183.6	1371.0
17	1	183.6	1371.0
18	1	182.6	1370.0
19	1	182.6	1370.0
20	1	182.6	1370.0

A replat of Lot 1, Block 1, NORTHBROOK ~~MEADOW~~ an addition to Wichita,
Sedgewick County, Kansas.

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., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/24/89.

CAC

PORTER/PLUMER HOMES
a partnership

By: Marlo Porter

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 Mario Porter and Keith Plumer of Porter/Plumer Homes, a partnership, 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: _____

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crockett, Chairman

_____, 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.

Sheldon Kamen, Mayor

Dale E. Rea, Deputy City Clerk

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

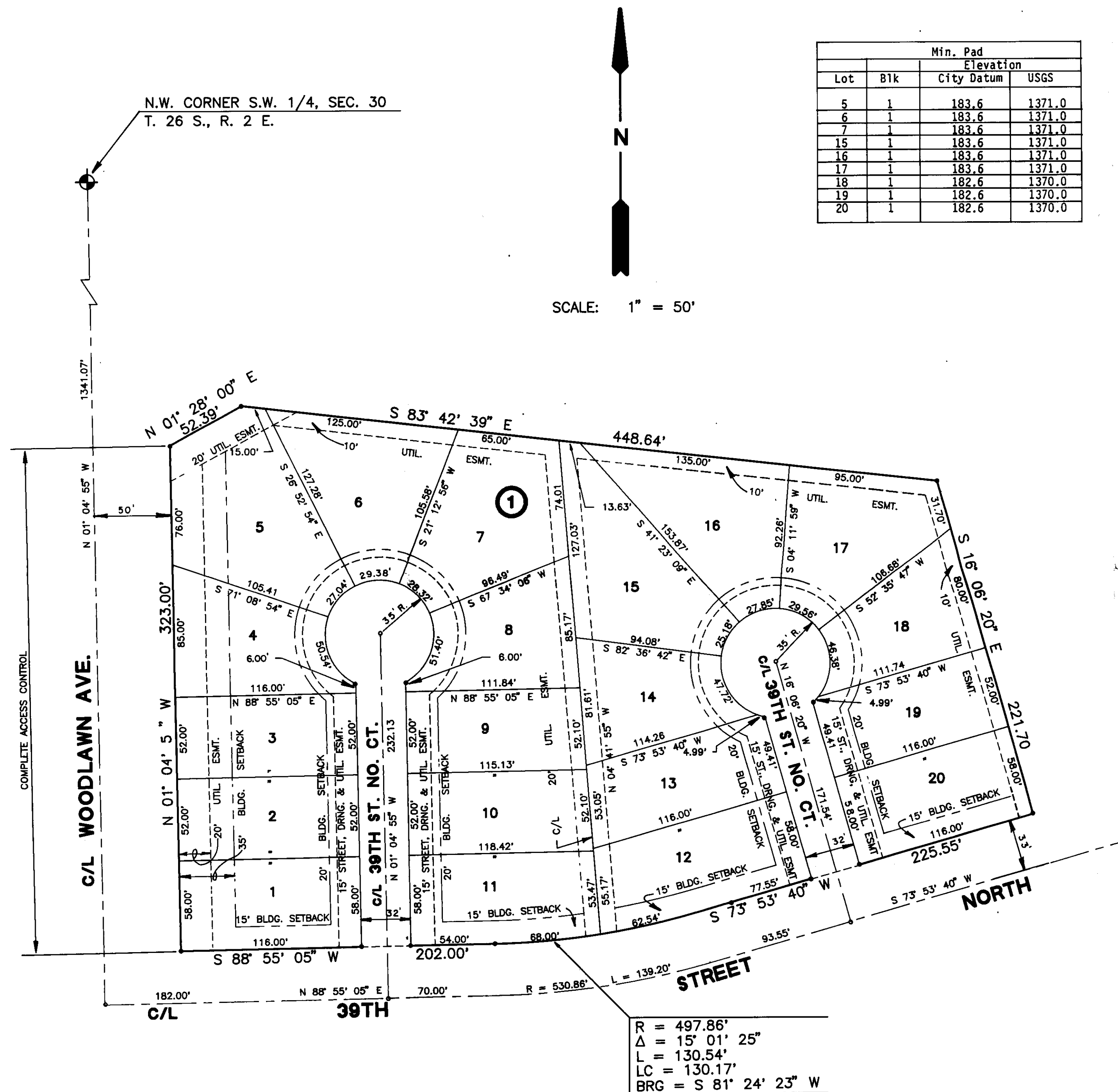
Don Wright, County Clerk

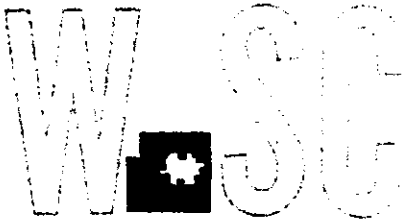
STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

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





METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1989

Mid Kansas Engineering Consultants
3500 N. Rock Rd., Bldg. 800
Wichita, KS 67226

Re: S/D 89-1 - Northbrook 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 27, 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 Board of City Commissioners 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 the first half of 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 Oliver, 200 W. Douglas Page Ct., Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Mike Lindebak, City Engineer

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