

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 15, 1995

Baughman Company, P.A. S/D 95-21
315 Ellis
Wichita, KS 67211

Re: S/D 95-21 SPINNAKER COVES HOSKINSON ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207
Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- M. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as to who is to own and maintain the reserves.
- N. 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.
- O. The platlor's text shall be corrected to delete reference to the "Chadsworth Commercial 2nd Addition".
- P. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. The final plat tracing shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the "marked" copy of the enclosed final plat.
- U. Prior to this plat being scheduled for City Council review, the applicant shall submit documentation on the location of the various easements noted in the platting binder. Any easements located within the perimeter of this plat must either be shown, or if a public easement covered by an acceptable public easement being granted by the plat. A Derby pipeline easement is also listed in the binder, but none is shown on the plat. If any such easement effects this site, this plat will be subject to the standard pipeline requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. As requested by the applicant, the final plat tracing may use the name "Spinnaker Coves Hoskinson Addition".

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT

(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/18/95)

CASE NUMBER: S/D 95-21 SPINNAKER COVES HOSKINSON ADDITION

OWNER/APPLICANT: V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th Street North and west of the Big Ditch

SITE SIZE: 60 acres

NUMBER OF LOTS

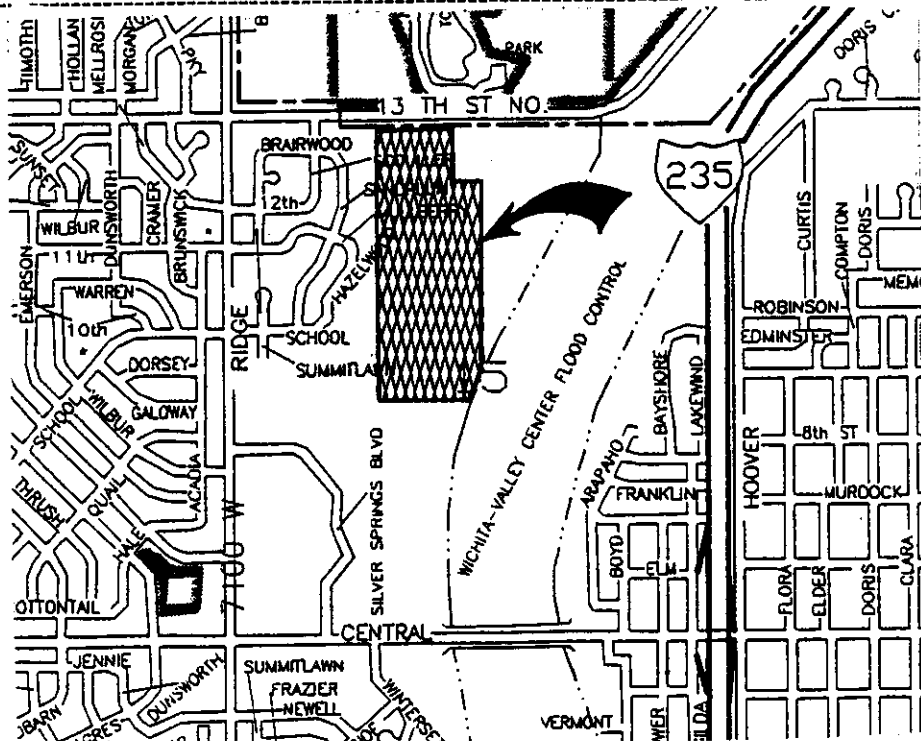
Residential:	79
Office:	
Commercial:	
Industrial:	
Total:	79

MINIMUM LOT AREA: 12,600 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

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. This guarantee shall also provide for any needed water line improvements along 13th Street North.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of proposed interior streets. This guarantee shall also provide for sidewalks along one side of North Shore Blvd. The possibility of a connecting street, between this plat and the land to the south shall also be provided by a contingent street stub. City Law shall also approve the language shown on the plat granting Reserve H for street purposes. That is, the applicant shall obtain approval from the Law Department on the creation of a Reserve for this street and the various conditions of the contingency.
- F. As indicated by Traffic Engineering, a decel/accel lane and a left-turn lane are warranted in 13th Street North and guarantees for any such improvements shall be provided.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the cul-de-saced streets shall be named Circles, Boulevard shall be deleted from the cul-de-sacs and Ponderosa shall be used for the street stub along the plat's east line.
- I. Regardless of any street connections provided to/from this site, a means of emergency access shall be provided at this time. That is, an off-site means of access shall be obtained and an assurance provided that an appropriate driving surface will be installed and maintained in any such emergency access easement. Approval of an appropriate driving surface shall also be obtained from the Fire Department and a letter submitted to Planning indicating how such surface will be installed by the applicant.
- J. On the final plat tracing, complete access control to 13th Street North shall also be shown on the face of the plat.
- K. The plat's text needs to indicate provisions shall be made for ownership and maintenance of the proposed reserves by the Homeowners' Associations. 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. This covenant shall also provide for the maintenance of the "parking strip" between this plat and the driving surface of 13th Street North.
- 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

WICHITA, BIRD WICK COUNTY, KANSAS

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FINAL PLAN

State of Texas)
Sequoyia County)
SS
We, Beughman Company P.L., Surveyors in
dressed county, and state do hereby certify that we have surveyed
and platting, SCHWABER COOKS ADDITION, Wichita, Sequoyia County,
Tennessee, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: Part of the NW 1/4 of
the E3, Twp. 27-S, R-1-W of the 6th P.M., Sequoyia County, Tennessee,
described as beginning at a point on the north line of said NW 1/4 of
said point being 330 feet east of the N.E. Corner thereof; thence
south parallel with the east line of said NW 1/4, 660 feet; thence east
across said parallel with the east line of said NW 1/4, 33 feet; thence south
parallel with the north line of said NW 1/4, 30 feet; thence east parallel
with the north line of said NW 1/4, 297 feet to the east line of said
NW 1/4; thence south along the east line of said NW 1/4, 1507 feet
to the northwestern right of way line of the Wichita-Victory Center
Road Center as condemned in Case 4-31945; thence southeasterly
along said Road Center right-of-way, 456.85 feet to the south line
of said NW 1/4; thence east along the south line of said NW 1/4,
660.19 feet to the substantially the N.E. corner; thence as filed in
Exhibit A, Case 32873, 264 feet; thence easterly along the eastern line of
said NW 1/4, 330 feet to the point of beginning of said NW 1/4.

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

Sureya
Gregory F. Savaris

[illegible]

Richard D. Hoskinson	Verdo M. Hoskinson
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State of Kansas), SS The foregoing instrument acknowledged by
Sedgewick County) day of _____, 1985, by Richard D.
my me, this _____ day of _____, 1985, by Richard D.
Hastings and Verde W. Hastings, husband and wife.
_____,

Notary Public _____
My App't. Exp. _____

This plot of "SPANNAKER COWES ADDITION," or
Addition to 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 _____, 1985.

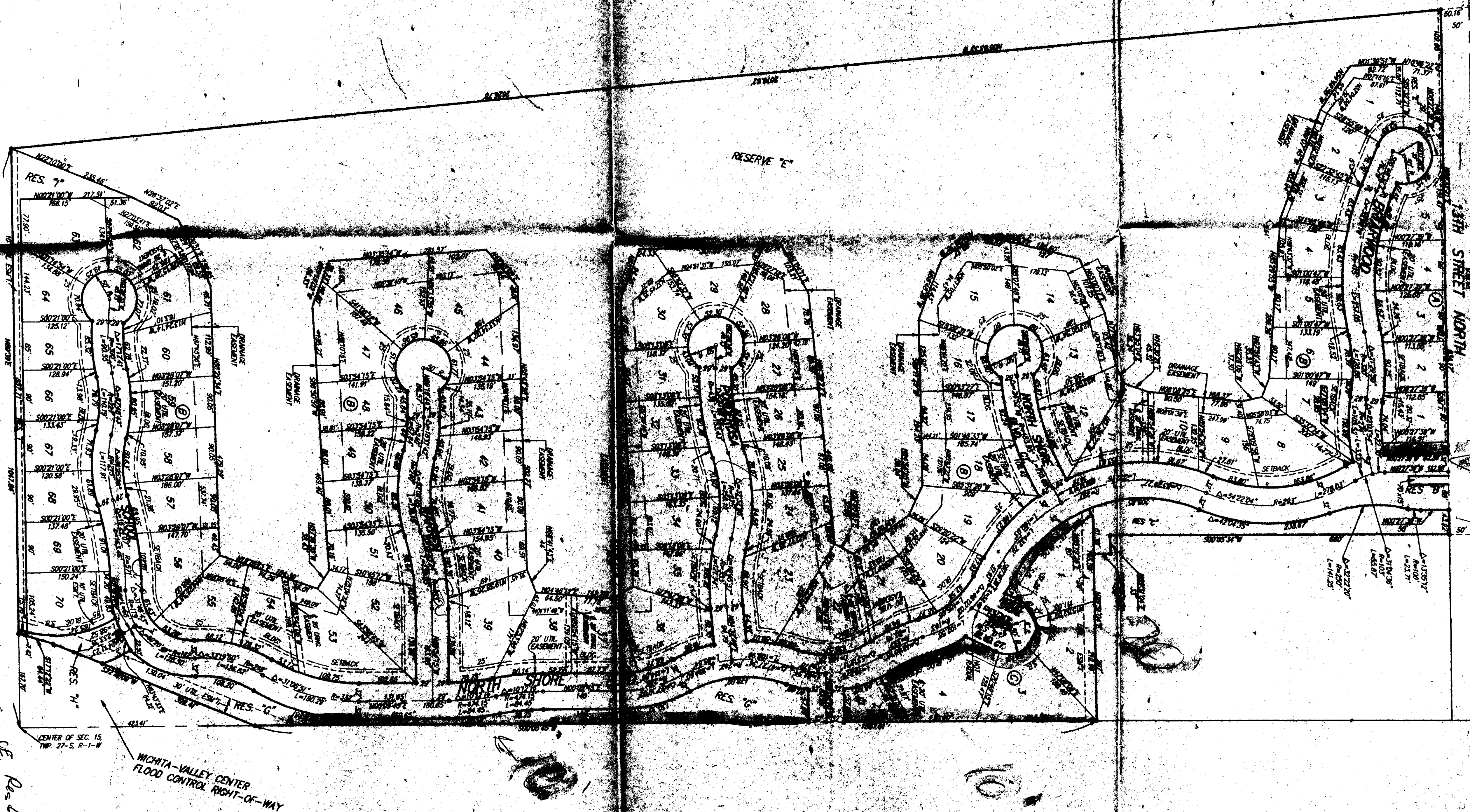
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman

Warren S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

Bob Knight	Mayor
Pat Burnell	City Clerk



State of Kansas) SS This is to certify that this plot has been
Sedgewick County) filed for record in the office of the Register of Deeds, this ____ day
of _____, 1995, at _____ o'clock ____ M., and is duly recorded.

Entered _____ day
of _____, 1995.

County Clerk

Register of Deeds
Sgt Keller
Deputy

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEV.
		(CITY DATUM)
1-62	B	127.9
		M.S.L.
		135.3

Ridge Rd and 1/2th St North
COW Ranch Park. No car inspection.
30' east and 91' north of ctr line path.
14' east of br curb. 50' north of br of curb

1" = 100'
 - #1 REBAR W/ BULBHEAD CAP (SET)
 - 5" x 10" x 10" C.I.S.
 - 2" x 4" x 8" x 16" x 24" x 36" x 48" x 60" x 72" x 84" x 96" x 108" x 120" x 132" x 144" x 156" x 168" x 180" x 192" x 204" x 216" x 228" x 240" x 252" x 264" x 276" x 288" x 300" x 312" x 324" x 336" x 348" x 360" x 372" x 384" x 396" x 408" x 420" x 432" x 444" x 456" x 468" x 480" x 492" x 504" x 516" x 528" x 540" x 552" x 564" x 576" x 588" x 600" x 612" x 624" x 636" x 648" x 660" x 672" x 684" x 696" x 708" x 720" x 732" x 744" x 756" x 768" x 780" x 792" x 804" x 816" x 828" x 840" x 852" x 864" x 876" x 888" x 900" x 912" x 924" x 936" x 948" x 960" x 972" x 984" x 996" x 1000"