R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

U. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

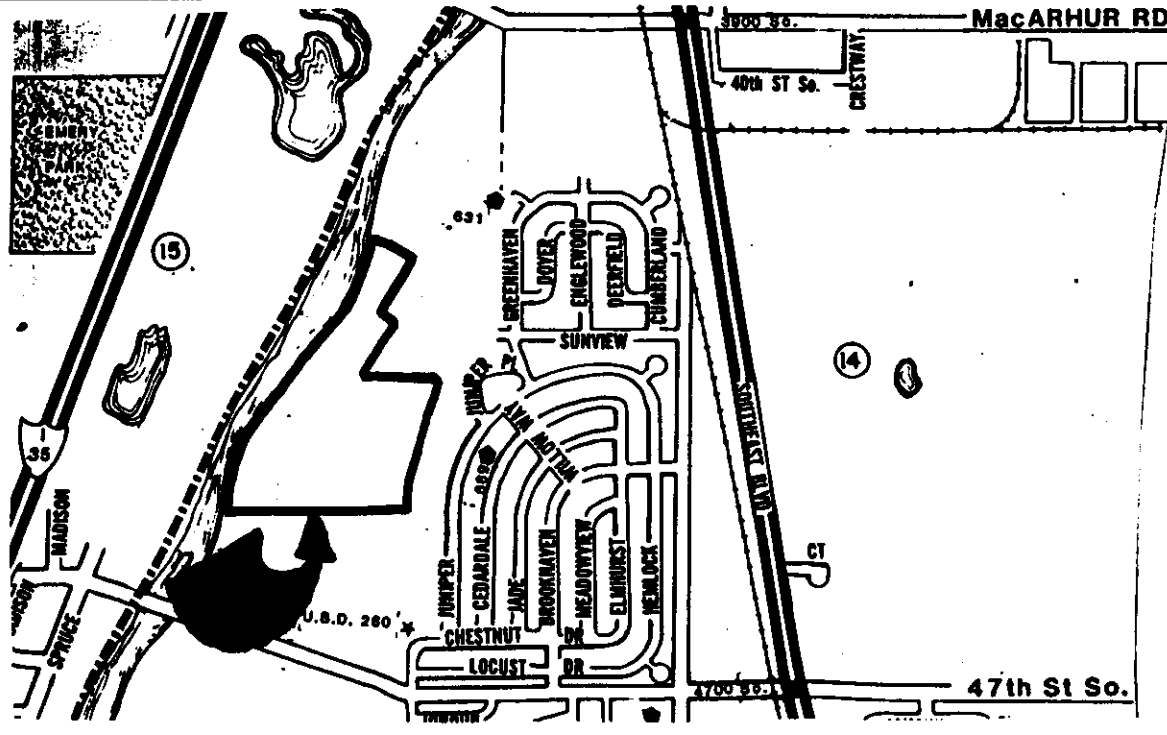
AGENDA ITEM NO. 2-5

September 1, 1988

STAFF REPORT
(Final Plat; Preliminary approval 3/12/87)

CASE NUMBER:	S/D 88-71 - WOOD RIVER 2ND ADDITION
OWNER/APPLICANT:	Kansas Log Homes, Inc., 963 Longfellow, Wichita, KS 67207
SURVEYOR/ENGINEER:	Reiss and Goodness
LOCATION:	In an area west of Juniper and north of 47th Street South
SITE SIZE:	33 acres
NUMBER OF LOTS	
Residential:	84
Office:	
Commercial:	
Industrial:	
Total:	84
MINIMUM LOT AREA:	7,800 Sq. Ft.
CURRENT ZONING:	"R-1" Suburban Residential
PROPOSED ZONING:	"AA" (SCZ-0577) with CU-301 for Duplexes

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property will be served by way of the City of Wichita water supply system, an outside-the-city water service agreement shall be submitted.

C. Since sanitary sewer service will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what guarantees for the sewer systems construction have been received by the Improvement District.

D. It is noted that when the plat of Wood River Addition was platted to the northeast of this proposed plat, the applicant obtained an off-site street dedication which connected the first Wood River Addition with 47th Street South. This previous dedication is partially within the new plat. That part of the previous dedication, to the south of this 2nd addition, will function to connect the 1st and 2nd additions to 47th Street South. Any site filing, need for either Wood River Addition, is to be by way of this route rather than through the existing neighborhood to the east.

E. The applicant shall obtain, by separate instrument, ther off-site temporary street dedication needed for the proper termination of Wood Hollow to the north. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of the subject street. If the plattor chooses, temporary cul-de-sac right-of-way may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary culs-de-sac is indicated on the face of the plat.

F. The applicant shall guarantee the paving of the proposed interior streets, including provisions for a turnaround for Wood Hollow, including associated drainage.

G. The paving petition for the segment of Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

I. 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.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.

K. 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.

L. When the overall preliminary plat was approved, K.G.and E. ask for certain side lot line utility easements. All requested easements have been shown except for the one required on the easternly 5 feet of Lot 1, Block 2. This easement shall be depicted on the final plat tracing. If the first Wood River plat has been filed of record, this comment may be deleted.

M. 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).

N. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).

O. 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 structure constructed on subject property.

P. The applicant shall submit two copies of the overall preliminiary plat for the plat file. Also, one copy of the final plat shall be submitted which has indicated on it the perimeter of the applicant's associated zone change case.

Q. Prior to submitting this plat for scheduling before the City Council, the applicant shall obtain approval from FEMA for realignment of the floodway on this property. A copy of this approval shall be submitted to the County Engineer's Office.

LEGAL DESCRIPTION

A tract of land generally locatec in the East one-half of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas being a replat of a part of Reserve A, Sunview Heights, a subdivision in Sedgwick County, Kansas, being more particularly described as follows:

That portion of Reserve A, Sunview Heights, Sedgwick County, Kansas lying south of a line commencing at the Southwest corner of Lot 1, Block 5, in Sunview Heights, thence north along the West line of said Block 5, 145.7 feet to a point of beginning; thence northwesterly with a deflection angle to the left of 55°05' to the West line of said Reserve A and lying within the following: Beginning at the northerly corner of Reserve A, Wooc River Addition; thence on the North line of Reserve A extendec from saic corner on an assumec bearing of N 55°16'00" W, a distance of 189.40 feet to a point of curve, said curve having a radius of 229.63 feet, a central angle of 6°55'40" and a chord bearing and cistance of N 59°47'50" W, 36.01 feet; thence along said curve a cistance of 36.05 feet; thence N 55°05'00" W, 320 feet, more cr less, to the Left Mean High Bank of the Arkansas River; thence southerly along said Mean High Bank a distance of 2,350 feet, more cr less, to a pcint, said point being a bearing of S 90°00'00" W, and a cistance of 1,180 feet, more or less, from the Southeast corner of Reserve A, Sunview Heights; thence S 50°00'00" E, 1,180 feet, more or less, to the Southeast corner of Reserve A, Sunview Heights; thence N 0°00'00" E, on the West line of Block 30, Oaklawn Subdivision, 150.73 feet; thence N 12° 46'00" E, on the West line of Block 30, Oaklawn Subdivision, 854.30 feet to the Southeast corner of Lot 6, Block 1, Wood River Addition; thence N 77°14'00" W, 352.00 feet; thence N 41°22'38" E, 237.58 feet to a point of curve, said curve having a radius of 168.49 feet, a central angle of 1°42'33" and a chord bearing and distance of S 45°26'38" E, 5.03 feet; thence along said curve a distance of 5.03 feet; thence N 39°40'06" E, 128.57 feet; thence N 45°00'00" W, 32.15 feet; thence N 6°07'46" E, 360.56 feet; thence N 34°42'00" E, 50.00 feet to the point of beginning. Said tract of land containing 33 acres, more or less.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensec professional land surveyor in said County anc State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and plattec and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77

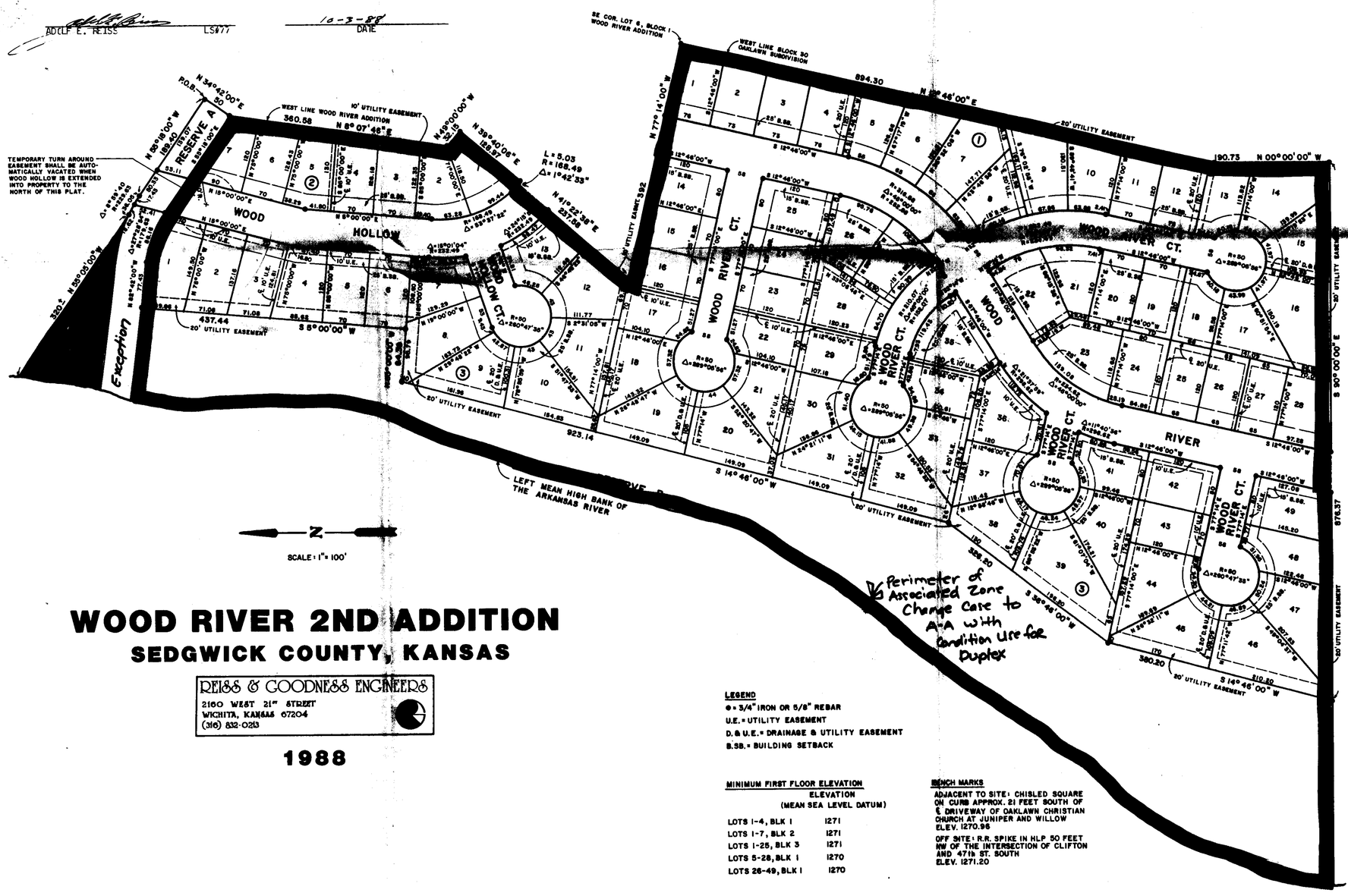
10-3-88
DATE

L.S. 77

Know all men by these presents that Darrell J. Hoskinson and Florence C. Hoskinson, husband and wife, and the Board of County Commissioners of Sedgwick County, Kansas, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, blocks, streets and reserves to be know as Wood River 2nd Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are hereby dedicated to and for the use of the public. Reserve A, as platted, in Wooc River 2nd Addition is for drainage and utility construction and maintenance, pedestrian access, landscaping and recreation. Reserve A, as platted in Wooc River 2nd Addition is to be owned and maintained by a lot owner's association. Reserve B, as platted in Wood River 2nd Addition is for a Floodway Reserve, drainage and utility construction and maintenance, pedestrian access, landscaping and recreation. Reserve B, as plattec for floodway purposes shall be the responsibility of the property owners until such time as the Governing Agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Governing Agency. No structures shall be constructed below the minimum first floor elevation designated on the face of the plat. Minimum first floor elevations refer to mean sea level datum. A temporary turn around easement, having a radius of 50.00 feet, located on Lot 7, Block 2 and Lots 1 and 2, Block 3, is hereby granted to the public. This turn around easement shall be automatically vacated when Wood Hollow is extended into the property to the north of this plat.

Darrell J. Hoskinson
DARRELL J. HOSKINSON

Florence C. Hoskinson
FLORENCE C. HOSKINSON



SCALE: 1" = 100'

WOOD RIVER 2ND ADDITION

SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213

1988

LEGEND
- ● = 3/4" IRON OR 5/8" REBAR
- U.E. = UTILITY EASEMENT
- D. & U.E. = DRAINAGE & UTILITY EASEMENT
- B.SB. = BUILDING SETBACK

MINIMUM FIRST FLOOR ELEVATION

	ELEVATION (MEAN SEA LEVEL DATUM)
LOTS 1-4, BLK 1	1271
LOTS 1-7, BLK 2	1271
LOTS 1-25, BLK 3	1271
LOTS 5-28, BLK 1	1270
LOTS 26-49, BLK 1	1270

BENCH MARKS

ADJACENT TO SITE: CHISLED SQUARE ON CURB APPROX. 21 FEET SOUTH OF ℄ DRIVEWAY OF OAKLAWN CHRISTIAN CHURCH AT JUNIPER AND WILLOW ELEV. 1270.98

OFF SITE: R.R. SPIKE IN HLP 50 FEET NW OF THE INTERSECTION OF CLIFTON AND 47th ST. SOUTH ELEV. 1271.20

BOARD OF COUNTY COMMISSIONERS

_____, Chairman
MARK F. SCHROEDER

_____, Chairman Pro-Tem
BILLY C. McCRAY

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
TOM SCOTT

_____, Commissioner
BERNARD A. HENTZEN

ATTEST:

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 3rd day of October, 1988 by Darrell J. Hoskinson and Florence C. Hoskinson.

1-20-90 _____, Notary Public
BILLY W. DEEDAY, SR.

My Appointment Expires: January 20, 1990

This plat of Wood River 2nd Addition, Sedgwick County, Kansas has been submitted to and approvec by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Datec this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
ELTON PARSONS

_____, Secretary
[redacted]

This plat approved and all decications shown hereon acceptec by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

_____, Mayor
SHELDON KAMEN

_____, Deputy City Clerk
DALE E. REA

This plat approvec and all decications shown hereon acceptec by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1988.

_____, Chairman
MARK F. SCHROEDER

_____, Chairman Pro-Tem
BILLY C. McCRAY

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
TOM SCOTT

_____, Commissioner
BERNARD A. HENTZEN

ATTEST:

_____, County Clerk
DON WRIGHT

Enterec on Transfer Record this _____ day of _____, 1988.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filec for record in the Register of Deeds Office at _____ o'clock _____.M. on the _____ day of _____, 1988.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

cc: Kansas Log Homes, Inc., 963 Longfellow, Wichita, 67207

SEDGWICK COUNTY
WSG
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 2, 1988

Reiss & Goodness Engineers
2160 West 21st Street North
Wichita, Kansas 67203

Re: S/D 88-71 - WOOD RIVER 2ND ADDITION. Located in an area west of Juniper and north of 47th Street North.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1988, 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 August 26, 1988.

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:

X. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

X. 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.

X. 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
Junior Planner

RTB:rme

FILE COPY