SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

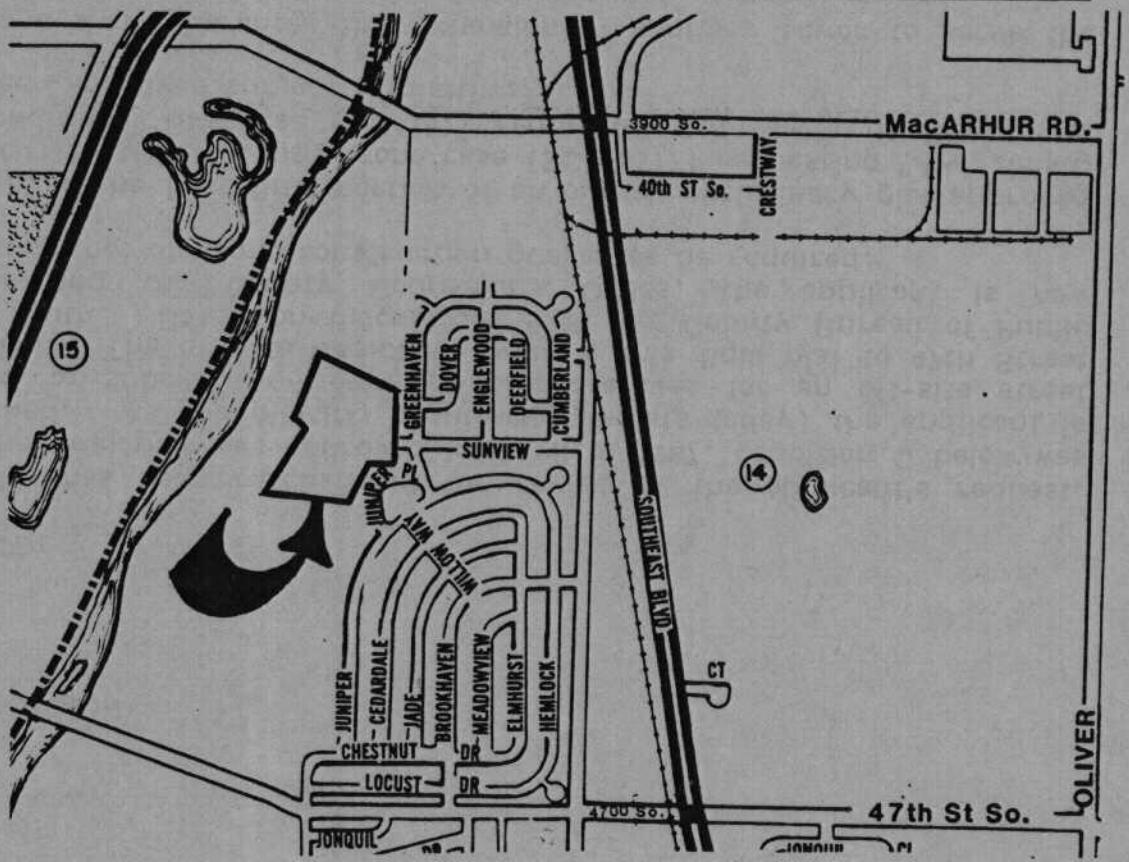
AGENDA ITEM #____

JUNE 2, 1988

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

CASE NUMBER:	S/D 87-13 - WOOD RIVER ADDITION
OWNER/APPLICANT:	Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
SURVEYOR/ENGINEER:	Reiss & Goodness Engineers
LOCATION:	In an area west of Juniper and north of 47th Street South.
SITE SIZE:	5.79 Acres
NUMBER OF LOTS:	
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16
MINIMUM LOT AREA:	6,500 Sq. Ft.
CURRENT ZONING:	"R-1" and "AA"
PROPOSED ZONING:	"AA" (SCZ-0577) with CU-301 for duplexes

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat has been rescheduled for review at the applicant's request. When the final plat was approved in April of 1987, condition G below was established. As the platting requirement exists today, the applicant is required to submit two construction guarantees for an off-site street dedication. The off-site dedication will tie this final plat to 47th Street to the south. Based on discussions with the County Bureau of Public Services and the County Counselor's Office, the applicant is now requesting that only one construction guarantee be required.

This plat is the first final portion of an overall preliminary plat approved on March 12, 1987. County zone case (SCZ-0577) requesting "AA" zoning and Conditional Use case (CU-301) requesting two-family dwelling units have been approved subject to platting.

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.

C. Since both sanitary sewer service and municipal water 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 appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South in order to provide access for the filling of this site.

G. The applicant shall guarantee the paving of the proposed interior streets along with two separate guarantees for construction of the off-site street dedication to the south. One guarantee for this off-site street shall provide for initial suburban street construction and the second guarantee shall provide for installation of permanent street pavement.

H. The paving petition for the segment of Sunview/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.

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

J. 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.

K. 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.

L. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.

M. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easements required along the west and south lines of this plat.

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 applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring the adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

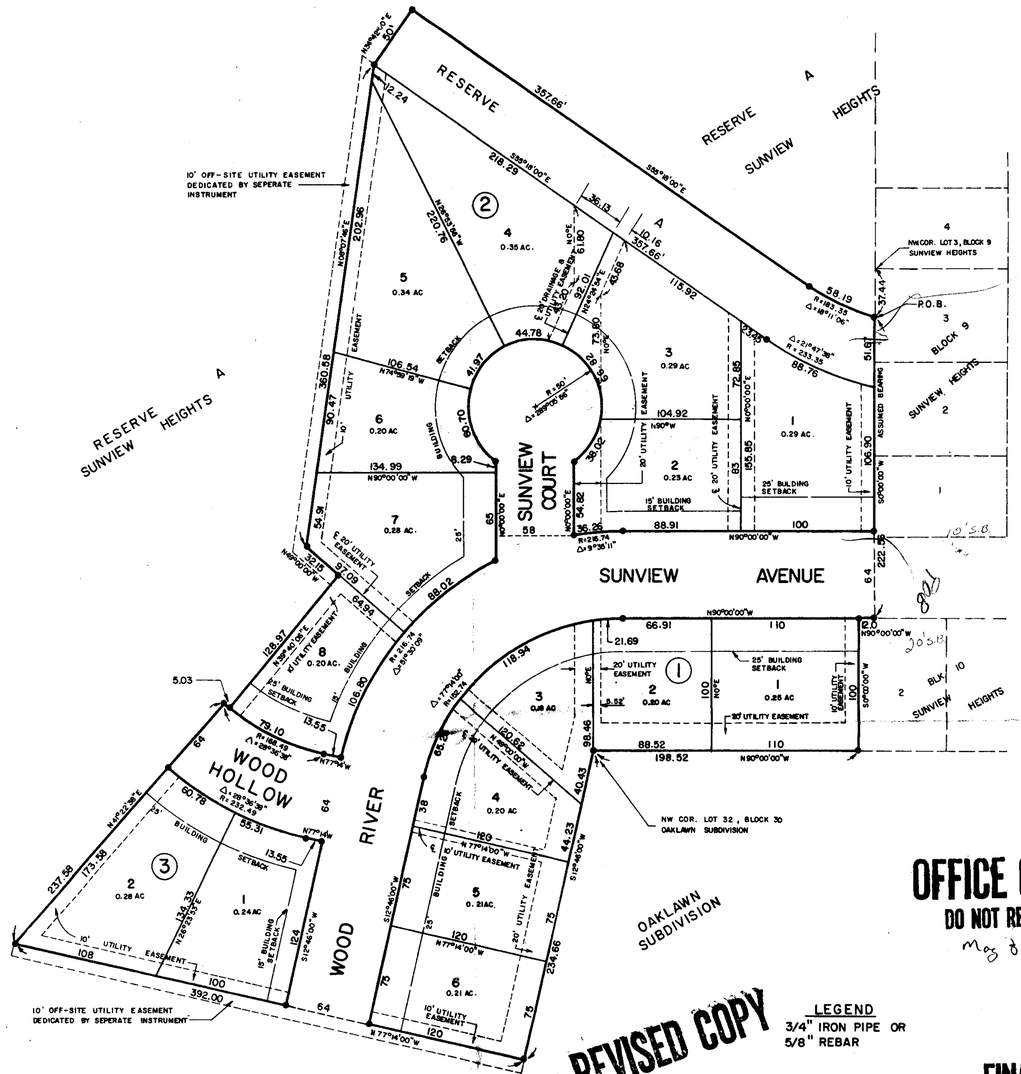
P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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

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

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. The representative from County Engineering should be prepared to advise the Committee on the off-site street improvement issue.



OFFICE COPY
DO NOT REMOVE
May 88

REVISED COPY

LEGEND
3/4" IRON PIPE OR 5/8" REBAR

FINAL PLAT

NOTE:
MINIMUM FIRST FLOOR ELEVATION IS 1271, USGS DATUM

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/2/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/3/88

WOOD RIVER ADDITION

SEDGWICK COUNTY, KANSAS

SCALE 1"= 60'

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

1988

LEGAL DESCRIPTION

A Replat of part of Reserve A, Sunview Heights, a subdivision in Sedgwick County, Kansas being more particularly described as follows:

Beginning at a point on the west line of Block 9, Sunview Heights, said point being 37.44 feet south of the northwest corner of Lot 3, Block 9; thence south along the west line of said Block 9 on an assumed bearing of S 0°00'00' W, a distance of 222.56 feet to a point on the south line of Sunview Avenue as platted in Sunview Heights; thence N 90°00'00" W, 12.00 feet; thence S 0°00'00" W, 100.00 feet; thence N 90°00'00" W along the north line of Block 30, Oaklawn Subdivision to Sedgwick County, Kansas, a distance of 198.52 feet to the northwest corner of Lot 32, Block 30, Oaklawn Subdivision; thence S 12°46'00" W along the west line of Oaklawn Subdivision, a distance of 234.66 feet; thence N 77°14'00" W, 392.00 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 01°42'33" and a chord bearing and distance of S 49°28'38" E, 5.03 feet; thence along said curve a distance of 5.03 feet; thence N 39°40'06" E, 128.97 feet; thence N 49° 00'00" W, 32.15 feet; thence N 08°07'46" E, 360.58 feet; thence N 34°42'00" E, 50.00 feet; thence S 55°18'00" E, 357.66 feet to a point of curve; said curve having a radius of 183.35 feet, a central angle of 18°11'06" and a chord bearing and distance of S 64°23'33" E, 57.95 feet; thence along said curve a distance of 58.19 feet to the point of beginning. Said tract of land containing 5.79 acres, more or less.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted 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 DATE

Know all men by these presents that Kansas Log Homes Development, Inc. by its President Ernie Shoaf, Ernie Shoaf and Beverly Shoaf, 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 a reserve to be known as Wood River 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 Wood River Addition is for drainage and utility construction and maintenance, pedestrian access, landscaping and recreation. Reserve A, as platted in Wood River Addition is to be owned and maintained by a lot owner's association. No building in Blocks 1, 2, or 3 shall be constructed below a minimum first floor elevation of 1271 mean sea level datum.

KANSAS LOG HOMES DEVELOPMENT, INC.

ERNIE SHOAF

ERNIE SHOAF, PRESIDENT

BEVERLY SHOAF

BOARD OF COUNTY COMMISSIONERS

_____, Chairman
MARK F. SCHROEDER

_____, Chairman Pro-Tem
BILLY Q. 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_____day of _____, 1988 by Ernie Shoaf and Beverly Shoaf

_____, Notary Public
BILLY W. NEEDHAM, SR.

My Appointment Expires:_____.

We, Citadel Bank of Wichita, holders of a mortgage on a portion of the above described property, do hereby consent to the plat of Wood River Addition, Sedgwick County, Kansas.

_____, Executive Vice-President
GARY REED

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this_____day of _____, 1988 by Gary Reed, Executive Vice-President on behalf of Citadel Bank of Wichita.

_____, Notary Public

My Appointment Expires:_____.

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

Dated this_____day of_____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
ELTON PARSONS

_____, 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 _____, 1988.

_____, Mayor
ROBERT G. KNIGHT

_____, Deputy City Clerk
DALE E. REA

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this_____day of _____, 1988.

_____, Chairman
MARK F. SCHROEDER

_____, Chairman Pro-Tem
BILLY Q. McCRAY

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
TOM SCOTT

_____, Commissioner
BERNARD A. HENTZEN

ATTEST:

_____, County Clerk
DON WRIGHT

Entered 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 filed 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

WICHITA - SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 9, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-13 - WOOD RIVER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 9, 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 June 3, 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
Jack R. Pulley, 512 Sharon Ct., Derby, KS 67037-3606

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