

July 24, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-64 - BENT TREE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 1986, 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 17, 1986.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Don Taylor, 9446 Bent Tree Circle, Wichita, KS 67226
Slawson Investment Corporation, 8100 E. 22nd Street North #1900,
Wichita, KS 67226

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- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

S/D No.: 86-64 Name: BENT TREE SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/17/86

DESCRIPTION

General Location: North side of Bent Tree Circle, in an area west of Webb Road.
Owner: Don Taylor, 9446 Bent Tree Circle, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Road #800
Wichita, KS 67226

1. Gross Acreage of Plat: 0.23
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 0.23 Acres
 4. Existing Zoning: "AA" (with DP-96)
 5. Proposed Zoning: "AA" (with DP-96)
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STAFF COMMENTS:

- A. Since this replat will vacate the platted uses for the portions of Reserve B, Bent Tree Addition and Reserve A, Plumthicket Second, which are included within the perimeter of this plat, the engineer's text shall be amended to include reference to K.S.A. 12-512(b). The uses being vacated include the following: wall uses, firelane, recreation, buffer zone, open space, drainage and cart paths.
- B. Since this property does not abut Webb Road, the platlor's text shall be amended to omit referencing the platting of access control.
- C. On the final plat tracing, an east/west dimension shall be provided for the Cities Service Gas Easement.
- D. On the final plat tracing, the platlor's text shall be amended to reference the granting of the street, drainage and utility easement. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- E. On the final plat tracing, the 20-foot wide, north/south utility easement shall be more fully dimensioned so it may be located on the lot.
- F. Since this plat abuts a narrow street right-of-way with adjacent "15-foot street, drainage and utility easement" a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of this easement. Retaining walls and change of grade shall be prohibited within this easement as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. The applicant shall meet the conditions of approval established for his requested adjustment to the firelane access easement requirements of the associated Community Unit Plan. This is required since this plat proposes to vacate the portion of the original reserve set aside for a firelane. The conditions established for adjustment of the C.U.P. were stated in a letter dated May 12, 1986.