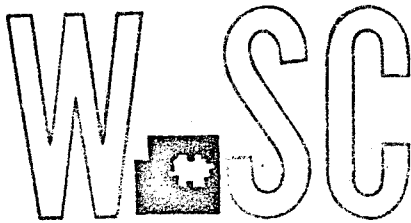


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 5, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-28 - BAY COUNTRY ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The Bay Country/Sheriac/Cedar Park paving petition shall provide for the construction of a sidewalk on one side of this street. As this street is a continuation of Bay Country Street to the north, the petition shall place the required sidewalk on the same side of the street as is provided for by the plat to the north.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. In order to provide for the movement of pedestrians within this subdivision, and in order to provide for a connecting link of sidewalk from this subdivision to a future arterial sidewalk on 119th Street West, it is recommended that the platlor guarantee sidewalks at the following locations:
1. North side of Sheriac Street from the east line of Cedar Park Circle to the northerly line of Lot 13, Block 4.
 2. West side of Coachhouse from the south line of Burton to the northerly line of Lot 13, Block 4.
 3. South side of Burton, adjacent to the north line of Lot 8, Block 2.
- H. 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.
- I. 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.
- J. 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.
- K. If any part of the proposed reserves is to be designated as a floodway, the platlor's text on the final plat tracing shall reference the standard floodway language.
- L. The applicant shall obtain, by separate instrument, the off-site utility easements needed for sanitary sewer extensions.
- M. 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-28 - BAY COUNTRY ESTATES
Page 3

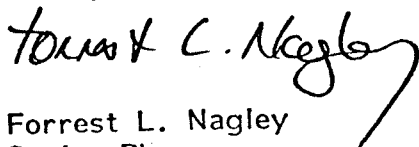
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



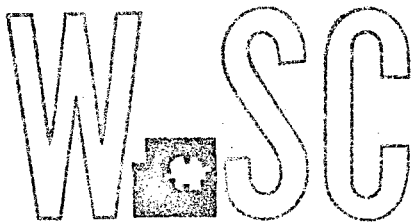
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Westlink Investment Corporation, Attn: Thurman Smith,
11216 W. Maple, Wichita, KS 67209
✓ Mike Lindebak, City Engineer

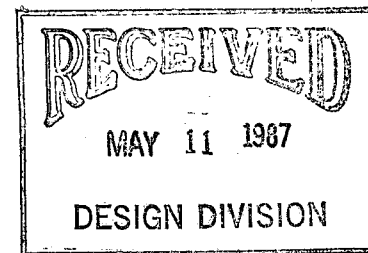
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 7, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-28 - BAY COUNTRY ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Bay Country/Sheriac/Cedar Park paving petition shall provide for the construction of a sidewalk on one side of this street. As this street is a continuation of Bay Country Street to the north, the petition shall place the required sidewalk on the same side of the street as is provided for by the plat to the north.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. In order to provide for the movement of pedestrians within this subdivision, and in order to provide for a connecting link of sidewalk from this subdivision to a future arterial sidewalk on 119th Street West, it is recommended that the platfor guarantee sidewalks at the following locations:
1. South side of Sheriac Street from the east line of Cedar Park to the northerly line of Lot 4, Block 2.
 2. East side of Coachhouse from the south line of Burton to the northerly line of Lot 4, Block 2.
 3. South side of Burton, adjacent to the north line of Lot 8, Block 2.
- I. Due to the location of lakes within this quarter section, it is recommended that the Subdivision Regulations standard for the maximum length of a cul-de-sac be waived for the proposed streets being platted to serve Lots 31 through 63, Block 1 and Lots 70 through 87, Block 1. Section 7-201(R) states that the maximum length of culs-de-sac shall be 600 feet or less.
- J. On the final plat, the entire cul-de-sac being platted to serve Lots 31 through 63, Block 1, shall be named O'Neil Circle.
- K. The final plat shall state in the platfor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. 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.
- M. 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.
- 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.

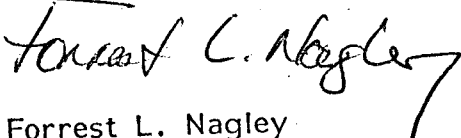
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-28 - BAY COUNTRY ESTATES
Page 3

- O. If any part of the proposed reserves is to be designated as a floodway, the plat's text on the final plat shall reference the standard floodway language.
- P. If the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plat's text and on the face of the plat.
- Q. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- S. 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.
- T. 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 mail box locations can be determined.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Westlink Investment Corporation, Attn: Thurman Smith, 11215 W. Maple,
Wichita, KS 67209.

13. Slawson Investment Co. Grant utility easement. No water problem.
N Other matters.

1. Samuel E. Henderson. Vacation of utility easement. No water problem.
2. Board of County Commissioners. Vacation of St. R/L. No water problem.
3. Barry L. & Paula M. Downing. Vacation of building setback. No water problem.
4. Inland Investment Inc. Vacation of setback and san. sew. easement. No water problem.
5. Slawson Residential Development Co. Vacation of building setback. No water problem.
6. Slawson Investment Co. Vacation of utility easement. No water problem.
7. Smith & Co. Inc. Vacation of utility easement. No water problem.
8. Gatewood Second Addition. Final Plat. Item B, main to be extended. No water problem.
9. Bay Country Estates. Preliminary Plat. Item D, main to be extended. 12" line to be extended in 119th St from Maple to N.E. of proposed plat. 16" main, existing in Maple.
10. Bay Country. Final Plat. Item B, mains to be extended. 16" main to be extended in Central to U.L. of plat; 12" main to be extended in 119th from Central to S.E. of plat, tying to existing section of 12" main in 119th.
11. Kretzer Addition. Final Plat. Both lots of plat now served. No water problem.
12. Spring Hollow Fourth Addition. Item C, main to be extended. Existing 16" main in Harry St. No water problem.

S/D No.: 87-28 Name: BAY COUNTRY ESTATES

Preliminary Approved: _____
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: Northwest corner of Maple and 119th Street West.
Owner: Westlink Investment Corporation, 11216 W. Maple, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 160
2. Number of Lots:
 - Residential: 237
 - Office:
 - Commercial:
 - Industrial:
 - Total: 237
3. Minimum Lot Area: 11,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Bay Country/Sheriac/Cedar Park paving petition shall provide for the construction of a sidewalk on one side of this street. As this street is a continuation of Bay Country Street to the north, the petition shall place the required sidewalk on the same side of the street as is provided for by the plat to the north.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. In order to provide for the movement of pedestrians within this subdivision, and in order to provide for a connecting link of sidewalk from this subdivision to a future arterial sidewalk on 119th Street West, it is recommended that the platting guarantee sidewalks at the following locations:
 1. South side of Sheriac Street from the east line of Cedar Park to the northerly line of Lot 4, Block 2.
 2. East side of Coachhouse from the south line of Burton to the northerly line of Lot 4, Block 2.
 3. South side of Burton, adjacent to the north line of Lot 8, Block 2.
- I. Due to the location of lakes within this quarter section, it is recommended that the Subdivision Regulations standard for the maximum length of a cul-de-sac be waived for the proposed streets being platted to serve Lots 31 through 63, Block 1 and Lots 70 through 87, Block 1. Section 7-201(R) states that the maximum length of culs-de-sac shall be 600 feet or less.
- J. On the final plat, the entire cul-de-sac being platted to serve Lots 31 through 63, Block 1, shall be named O'Neil Circle.

- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. 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.
- M. 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.
- 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. Prior to submitting a final plat, the applicant shall submit a proposed paving layout plan to City Engineering for the numerous intersections proposing reserves for entry markers and landscaping (Reserves C, D and E).
- P. If any part of the proposed reserves is to be designated as a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- Q. If the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plattor's text and on the face of the plat.
- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- S. 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.
- T. 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 mail box locations can be determined.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 87-28 Name: BAY COUNTRY ESTATES

Preliminary Approved: 5/7/87
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Northwest corner of Maple and 119th Street West.
Owner: Westlink Investment Corporation, 11216 W. Maple, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 18.1±
2. Number of Lots:
 - Residential: 40
 - Office:
 - Commercial:
 - Industrial:
 - Total: 40
3. Minimum Lot Area: 11,700 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This plat represents the final platting of a portion of an overall preliminary plat approved by the Subdivision Committee on May 7, 1987.

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Bay Country/Sheriac/Cedar Park paving petition shall provide for the construction of a sidewalk on one side of this street. As this street is a continuation of Bay Country Street to the north, the petition shall place the required sidewalk on the same side of the street as is provided for by the plat to the north.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- 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.

SUBDIVISION REPORT

Final Plat S/D 87-28 - BAY COUNTRY ESTATES

Page 2

- 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 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.
- 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. If any part of the proposed reserves is to be designated as a floodway, the plat's text on the final plat tracing shall reference the standard floodway language.
- M. 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.
- N. 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 mail box locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required and is the proposed minimum building pad correct?