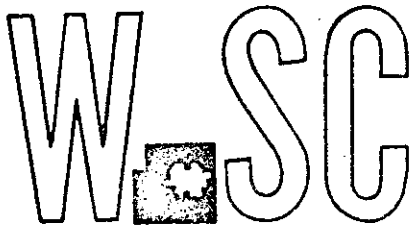


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

July 2, 1987

P.E.C., P.A.  
1440 E. English  
Wichita, Kansas 67211



Re: S/D 87-42 Summerfield III

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 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 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 the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the residential property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.

Page 2

- H. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- I. 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.
- 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 final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the platlor's text.
- N. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- Q. Approval of lots 19 thru 22, Block 4 are subject to the applicant acquiring approval of the proposed zone changes and the required Community Unit Plan. A final plat shall not be submitted for review which involves the proposed "BB" and "LC" lots until required zone changes have been approved along with the needed Community Unit Plan.
- 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 final plat shall indicate the utility easements requested by K.G. and E and Southwestern Bell that are marked on the engineer's copy of this preliminary plat.

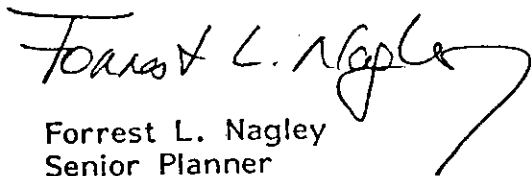
WICHITA - SEDGWICK COUNTY

Page 3

- T. 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.
- U. 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.
- 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,



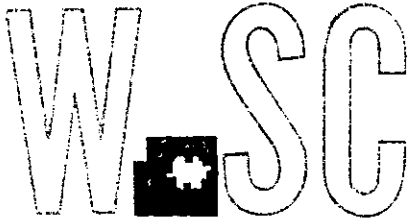
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Summerfield Inc., 11216 W. Maple, Wichita, Ks. 67209  
~~X~~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

September 15, 1988

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

Re: S/D 87-42 - SUMMERFIELD III Commercial C.U.P., located at  
the southwest corner of Maple and Maize Road.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 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 September 12, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:jcm

cc: Genesis Homes, Inc., c/o Billy Gray, 204 N. Woodchuck,  
Wichita, KS 67212  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 22, 1988

STAFF REPORT

(Revised Preliminary; Previous Preliminary approval 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President, 11216  
Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

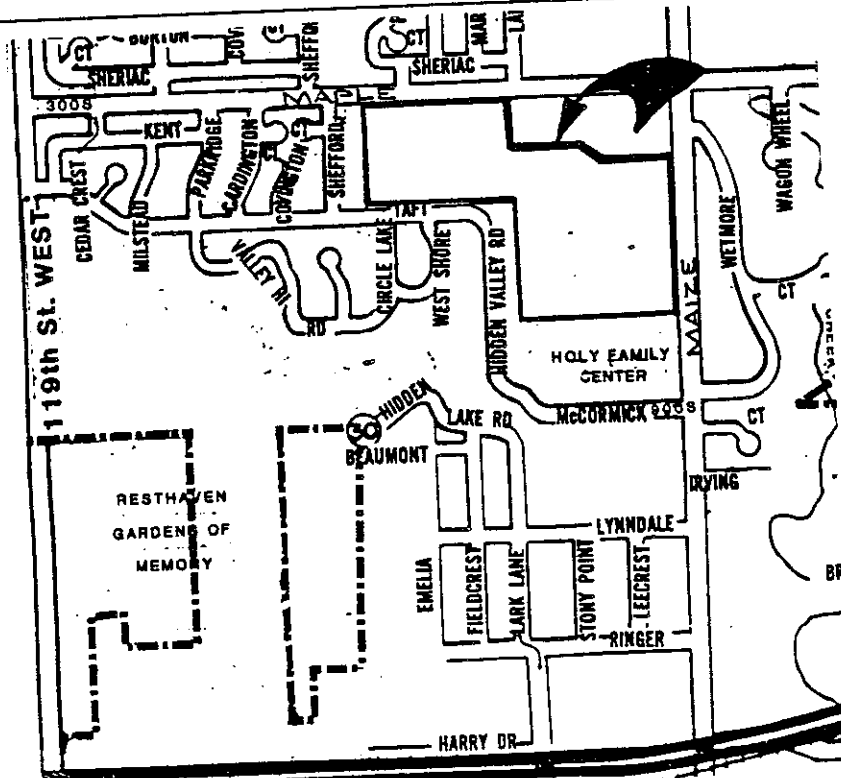
Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



**STAFF COMMENTS:**

**NOTE:** Certain comments on this preliminary plat are based on actions yet to be completed prior to submitting the final plat, consequently, these comments are subject to change based upon those actions. These actions include: the approval of the associated zoning case (Z-2919) and the Summerfield III Residential Community Unit Plan (DP-185) by the City Council. Both the applicant's associated cases (Z-2919) requesting "A" and "BB" and the Residential C.U.P. were approved by the MAPC on August 18, 1988, and are to be heard by the City Council on September 27, 1988.

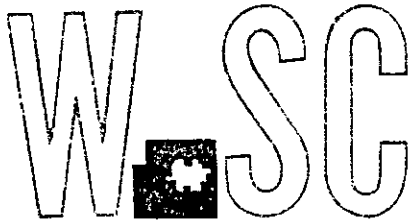
- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919), and C.U.P. (DP-185).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road. This guarantee shall also include major entrances within public right-of-way.
- G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
- I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.

- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- M. 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.
- N. 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.
- O. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- P. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plat's text.
- Q. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- S. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- T. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- U. It is noted that the applicant desires to plat 32-foot street right-of-ways and shall indicate a 15-foot utility, drainage, and street easement adjacent to both sides of all 32-foot streets on the final plat.
- V. On the final plat tracing, the "15-foot street, drainage and utility easement" shall be shown through those reserves which are being platted adjacent to the public streets.
- W. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback

along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.

- X. Prior to submitting the final plat, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat then is indicated in the C.U.P. The final plat shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- Y. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- DD. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 26, 1988

Professional Engineering Consultants, P.A.  
c/o Gary Wiley  
1440 East English  
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, September 22, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.

- G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
- I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- L. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- M. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within 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. 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.

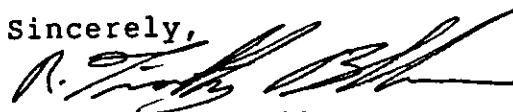
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Q. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- R. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plat's text.
- S. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- T. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- U. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- V. It is noted that the applicant desires to plat 32-foot street right-of-ways and shall indicate a 15-foot utility, drainage, and street easement adjacent to both sides of all 32-foot streets on the final plat.
- W. On the final plat tracing, the "15-foot street, drainage and utility easement" shall be shown through those reserves which are being platted adjacent to the public streets.
- X. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Y. Prior to submitting the final plat the applicant shall meet with City Fire Department staff to determine appropriate street names for the plat.

- Z. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- AA. Prior to submitting the final plat, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- BB. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- CC. 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.
- DD. 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.
- EE. 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.
- FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Engineering Consultants, P.A.  
September 26, 1988  
Page 4

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

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple  
Wichita, KS 67209

Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

October 20, 1988

STAFF REPORT

(Final Plat; Revised Preliminary approval 9/22/88)  
(Previous Preliminary Approved 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President,  
11216 Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

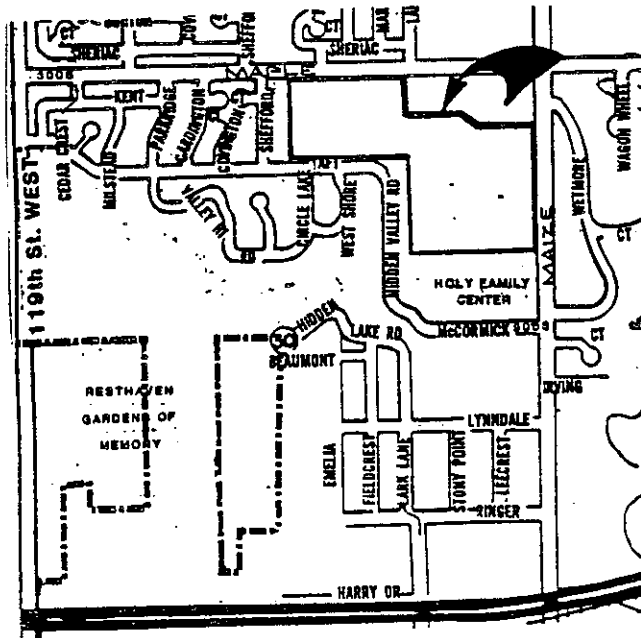
Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



**STAFF COMMENTS:**

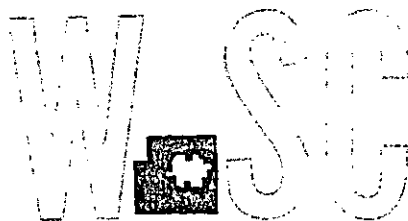
- Note: City Council approval of the associated zone case (Z-2919) and C.U.P. (DP-185) were deferred until October 11, 1988. The comments on this plat will be subject to any requirements established by the City Council's subsequent review of this zoning and C.U.P.
- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919) and Community Unit Plan (DP-185).
  - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - E. The applicant shall guarantee construction of the storm sewers required by this plat.
  - F. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.
  - G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
  - H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
  - I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
  - J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - K. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.

- L. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- N. On the final plat tracings, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. 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."
- O. 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.
- P. 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.
- Q. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- R. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- S. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- T. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- U. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- V. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- W. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- X. 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.
- Y. 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.

- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 21, 1988

Professional Engineering Consultants, P.A.  
c/o Gary Wiley  
1440 East English  
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 20, 1988, 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 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. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.
- F. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- G. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Rutgers Circle.

- H. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- M. On the final plat tracings, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. 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."
- N. 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.
- O. 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.
- P. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).

- Q. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- R. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- S. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- T. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- U. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- V. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- W. 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.

S/D 88-85  
October 21, 1988  
Page 4

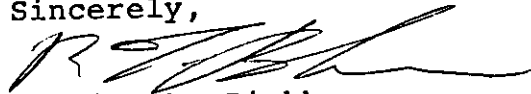
- X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- AA. 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, October 27, 1988 at 1:30 p.m. If you questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple  
Wichita, KS 67209

Mike Lindebak, City Engineer

SUMMERFIELD III RESIDENTIAL C.U.P.

GENERAL:

TOTAL GROSS AREA = 73.8 ACRES ±  
TOTAL NET AREA = 66.8 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 10.6 NET ACRES ± OF "BB" OFFICE ZONING, 30.5 NET ACRES ± OF "A" TWO FAMILY ZONING, AND 25.7 NET ACRES ± OF "AA" SINGLE FAMILY ZONING.

GENERAL PROVISIONS:

- 1.) ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO TWO OPENINGS FROM PARCEL 1. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO FIVE OPENINGS; TWO OPENINGS FROM PARCEL 3, AND THREE OPENINGS FROM PARCEL 4. ADDITIONAL ACCESS CONTROLS SHALL BE AS INDICATED ON THE PLAN.
- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT(S).
- 4.) BUILDING SETBACK: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- 5.) SIGNS: IDENTIFICATION AND ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.
- 6.) FIRE LANES: FIRE LANES FOR PARCELS 3 AND 4 SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.  
  
PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).
- 7.) THE 5 FOOT WALL AND LANDSCAPE EASEMENT, AS SHOWN ON THE NORTH LINE OF PARCELS 1 AND 2, AND THE EAST LINE OF PARCELS 3 AND 4, IS RESERVED FOR LANDSCAPING AND THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL OR FENCE.
- 8.) LIGHTING: ALL LIGHTS WITHIN PARCEL 3 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT FROM THE ADJACENT RESIDENTIAL PROPERTIES.
- 9.) TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

10.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - PATIO HOMES OR ZERO LOT LINE DEVELOPMENT

NET AREA - 22.6 ACRES ±  
DENSITY - 4.6 D.U.'S PER NET ACRE OR 103 D.U.'S  
BUILDING SETBACKS - PATIO HOMES  
FRONT YARD - AS SHOWN ON THE PLAN  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET (15 FEET WHEN ADJACENT TO A COMMON OPEN SPACE)  
ZERO LOT LINE  
FRONT YARD - AS SHOWN ON THE PLAN  
SIDE YARD - ZERO OR A MINIMUM OF 5 FEET  
(IN NO INSTANCE SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER THAN 10 FEET TO EACH OTHER)  
MAXIMUM BUILDING HEIGHT - 35 FEET  
PARKING RATIO - 4.0 PER D.U.

PARCEL TWO

PROPOSED USE - TWIN HOMES, PATIO HOMES OR ZERO LOT LINE

NET AREA - 3.1 ACRES ±  
DENSITY - 8.4 D.U.'S PER NET ACRE OR 26 D.U.'S  
BUILDING SETBACKS - TWIN HOMES  
FRONT YARD - AS SHOWN ON THE PLAN  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET  
PATIO HOMES AND ZERO LOT LINE SHALL BE AS PERMITTED IN PARCEL ONE ABOVE  
MAXIMUM BUILDING HEIGHT - 35 FEET  
PARKING RATIO - 4.0 PER D.U.

PARCEL THREE

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 10.6 ACRES ± (462,753 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 23% OR 106,400 SQ. FT.  
MAXIMUM GROSS FLOOR AREA - 106,400 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FEET  
PARKING RATIO - IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.  
MAXIMUM NUMBER OF BUILDINGS - EIGHT

ALTERNATE PARCEL THREE

PROPOSED USE - NURSING CENTER, DAY CARE FOR THE ELDERLY, CONGREGATE LIVING,  
RETIREMENT DWELLINGS, MEDICAL OFFICES AND PHARMACY.

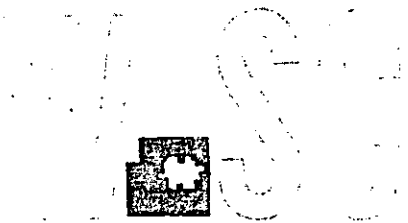
NET AREA	- 10.6 ACRES ±
MAXIMUM BUILDING HEIGHT	- 35 FEET
PARKING RATIO	- RETIREMENT DWELLINGS - 0.6 PER D.U. ALL OTHER USES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

PARCEL FOUR

PROPOSED USE - ADULT COMMUNITY AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA	- 30.5 ACRES ±
DENSITY	- 14.5 D.U.'S PER NET ACRE OR 442 D.U.'S
MAXIMUM BUILDING HEIGHT	- 35 FEET
PARKING RATIO	- 1.25 PER D.U.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
(316) 268-4561

October 27, 1988

Professional Engineering Consultants, P.A.  
c/o Gary Wiley  
1440 East English  
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 21, 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:

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,

R. Timothy Bickhaus  
Junior Planner

RTB:svm

cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple  
Wichita, KS 67209  
Mike Lindebak, City Engineer

Structures in St R/W.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 15, 1989

STAFF REPORT  
(Preliminary Plat).

CASE NUMBER: S/D 89-36 - CAMBRIDGE ESTATES ADDITION

OWNER/APPLICANT: Summerfield Inc., c/o Thurman Smith, 11216 W. Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area south of Maple, west of Maize Rd.

SITE SIZE: 72.2 acres

NUMBER OF LOTS

Residential:	191
Office:	
Commercial:	
Industrial:	
Total:	191

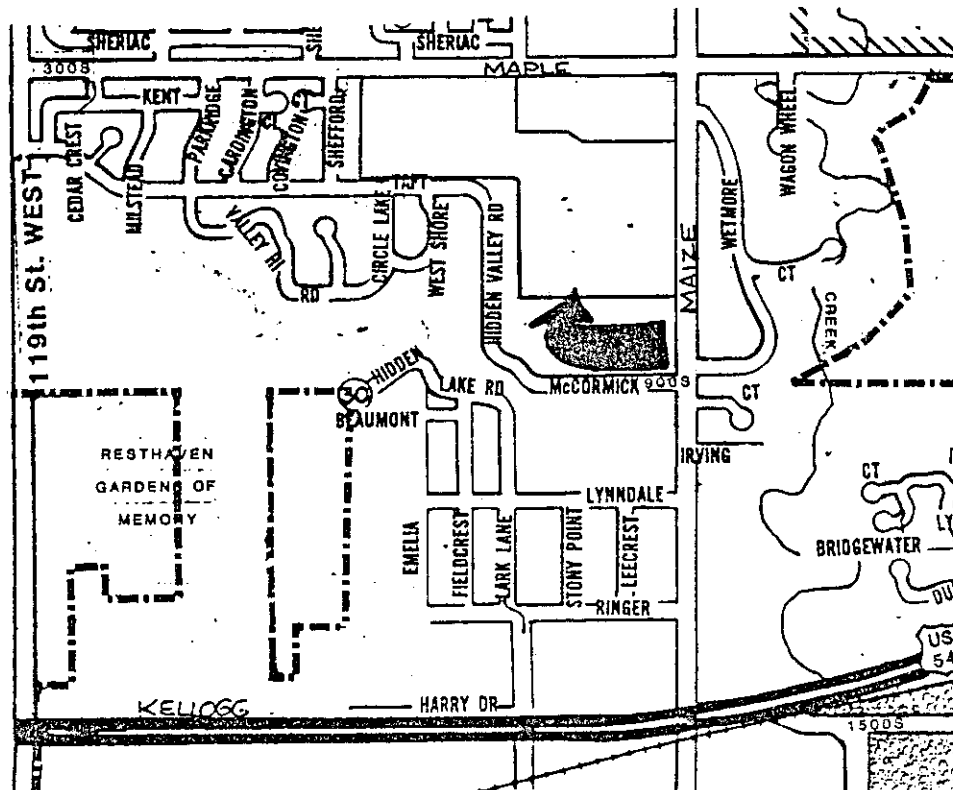
MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling

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VICINITY MAP:



STAFF COMMENTS:

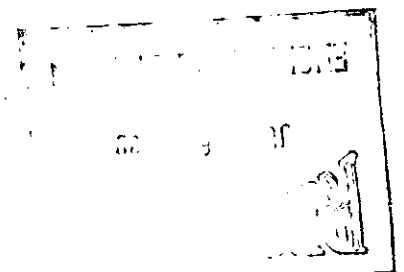
NOTE: This area was originally being platted as the Summerfield III Addition. Commercial and office development was being proposed for the general area of Maple and Maize Road. The remaining area was proposed for single-family development. Subsequently, the area was broken into two portions, a commercial/business addition and a second but revised residential addition. This revised residential portion proposed a major multi-family area for development. The present plat again proposes single-family for all of the residential area. The commercial/office development remains as a separate plat (Summerfield Commercial).

In terms of this residential plat, the applicant has indicated that the associated residential community unit plan (DP-185), zone change requests and revised Summerfield III plat (residential portion) can be closed.

- A. Since this plat proposes single-family development, the applicant shall submit a letter requesting that the residential community unit plan (DP-185), zone change request from AA to A and BB (Z-2919), and the proposed plat SUMMERFIELD III case files be marked closed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- I. 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.

- 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. The covenant creating the lot owner's association shall obligate the association to maintain walls constructed in the wall easements and to assume the maintenance of the area located between the wall and public street pavement.
- 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 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 plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plattor's text.
- O. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- P. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- Q. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- 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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- 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 mailbox locations can be determined.
  
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
  
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

June 16, 1989

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

Professional Engineering Consultants, P.A.  
Attn: Gary Wiley  
1440 E. English  
Wichita, KS 67211

Re: S/D 89-36 - CAMBRIDGE ESTATES (formerly, Summerfield  
III), located in an area south of Maple, west of Maize  
Road.

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 15, 1989, 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:

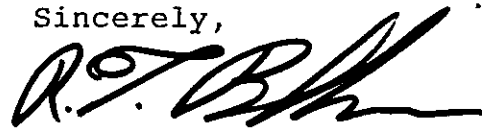
- A. Since this plat proposes single-family development, the applicant shall submit a letter requesting that the residential community unit plan (DP-185), zone change request from AA to A and BB (Z-2919), and the proposed plat SUMMERFIELD III (S/D 88-85) case files be marked closed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout and plan to City Engineering for review and approval.
- I. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- J. The final plat shall indicate a minimum of 80-foot lot widths in the area shown on the preliminary plat as LOTS 44 THRU 51, BLOCK 4, INCLUSIVE.
- 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. 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. The covenant creating the lot owner's association shall obligate the association to maintain walls constructed in the wall easements and to assume the maintenance of the area located between the wall and public street pavement.
- N. 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.
- O. 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.
- P. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plattor's text.
- Q. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.

- S. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- T. 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.
- 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. 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.
- W. 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,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Joel Pollack, 1035 N. Emporia, 67214  
Douglas Myers, 646 Hidden Valley Road, 67209  
Dwayne & Dot Shannon, 503 Hidden Valley Road, 67209  
Martin Garland, 688 Wetmore Drive, 67209  
Willard Hopson, 10429 Hidden Valley Road, 67209  
Dr. Leonard Donley, 11100 Hidden Lake Road, 67209  
Al Schneider, 340 Shefford, 67209  
Esther Opfer, 500 Circle Lake Road, 67209  
Mark & Debby Breer, 11205 Taft, 67209  
Jean Hughes, 11303 Valley High Dr., 67209  
Frank Nesbaum, 520 Hidden Valley Rd., 67209  
George Grenyo, 566 Hidden Valley Rd., 67209  
Summerfield Inc., Thurman W. Smith, 11216 W. Maple, 67209  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 266-4561

July 28, 1989

Professional Engineering Consultants, P.A.  
Attn: Gary Wiley  
1440 E. English  
Wichita, KS 67211

Re: S/D 89-36 - CAMBRIDGE ESTATES (formerly, Summerfield  
III), located in an area south of Maple, west of Maize  
Road.

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this plat proposes single-family development, the applicant shall submit a letter requesting that the residential community unit plan (DP-185), zone change request from AA to A and BB (Z-2919), and the proposed plat SUMMERFIELD III (S/D 88-85) case files be marked closed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- I. 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.
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- K. The covenant creating the lot owner's association shall obligate the association to maintain walls constructed in the wall easements and to assume the maintenance of the area located between the wall and public street pavement.
- 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 of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. On the final plat tracing, complete access control shall be indicated to Taft, across the south line of Lots 17, 18 and 19, Block 2.
- N. On the final plat tracing the centerline of Maple shall be labeled.
- O. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- P. In order to more specifically identify the minimum building pad elevation involved, the final plat tracing shall note if the elevations referenced for each lot or lots, involves a minimum opening or ground floor elevation.
- Q. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. The easements requested by K.G. & E. during review of the preliminary plat shall also be indicated.

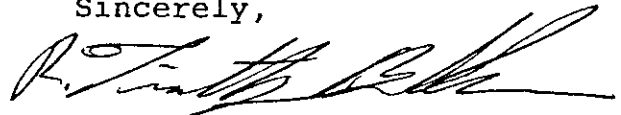
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity 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.
- V. 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.

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, August 3, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

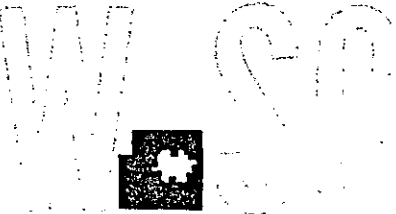
cc: Joel Pollack, 1035 N. Emporia, 67214  
Douglas Myers, 646 Hidden Valley Road, 67209  
Dwayne & Dot Shannon, 503 Hidden Valley Road, 67209  
Martin Garland, 688 Wetmore Drive, 67209  
Willard Hopson, 10429 Hidden Valley Road, 67209  
Dr. Leonard Donley, 11100 Hidden Lake Road, 67209  
Al Schneider, 340 Shefford, 67209  
Esther Opfer, 500 Circle Lake Road, 67209

S/D 89-36 Cambridge Estates  
Page 4

cc:

cont Mark & Debby Breer, 11205 Taft, 67209  
Kenneth Beck, 333 E. English, Suite 355, 67202  
Jean Hughes, 11303 Valley High Dr., 67209  
Frank Nesbaum, 520 Hidden Valley Rd., 67209  
George Grenyo, 566 Hidden Valley Rd., 67209  
Summerfield Inc., Thurman W. Smith, 11216 W. Maple, 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

August 4, 1989

Professional Engineering Consultants, P.A.  
Attn: Gary Wiley  
1440 E. English  
Wichita, KS 67211

Re: S/D 89-36 - CAMBRIDGE ESTATES (formerly, Summerfield  
III), located in an area south of Maple, west of Maize  
Road.

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 28, 1989.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

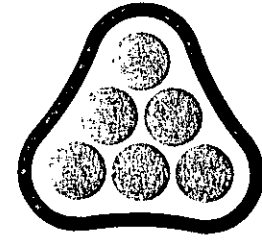
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S/D 89-36 Cambridge Estates  
Page 2

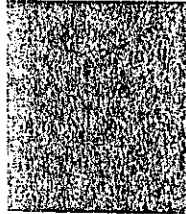
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Mike Lindebak, City Engineer

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**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



August 24, 1989

Reference: Cambridge Estates  
Water Distribution System

Dear Property Owners:

Professional Engineering Consultants, P.A., is providing the engineering services for the platting of Cambridge Estates, located on the south side of Maple and west of Maize Road.

This 72.2+ acre single family residential subdivision will consist of 190 lots to be developed in phases.

The first phase will consist of 69 lots located immediately east of West Millbrook 2nd Addition. We have been advised by City of Wichita Engineering Division staff, that the water distribution system to serve a portion of Phase 1 is to be extended in Shefford and Taft Streets in West Millbrook 2nd Addition (see attached map). This alignment will provide City water service to the abutting 17 lots in West Millbrook 2nd Addition.

The benefit district for the proposed project will include the 17 lots and the 69 lots in Phase 1, Cambridge Estates. The estimated special assessment for the project is \$1,825+ per lot. Special assessments are spread over a 15 year period, including bond interest. The estimated annual cost to your lot is \$210+. The first installment will not be due prior to December, 1990.

Combining the lots in West Millbrook 2nd Addition with the first phase of Cambridge Estates does have a benefit for the West Millbrook 2nd Addition property owners. If the water line in Shefford and Taft were constructed independent of the Cambridge Estates project, and the cost of this line assessed to the 17 lots, the special assessment would be \$2,985+ per lot (a \$1,160 increase per lot).

The Final Plat of Cambridge Estates and associated petitions is planned to be scheduled on the September 12, 1989, City Council Agenda. The City will mail notices of the public hearing for the water line project.

If additional information is desired, please contact me.

Very truly yours,

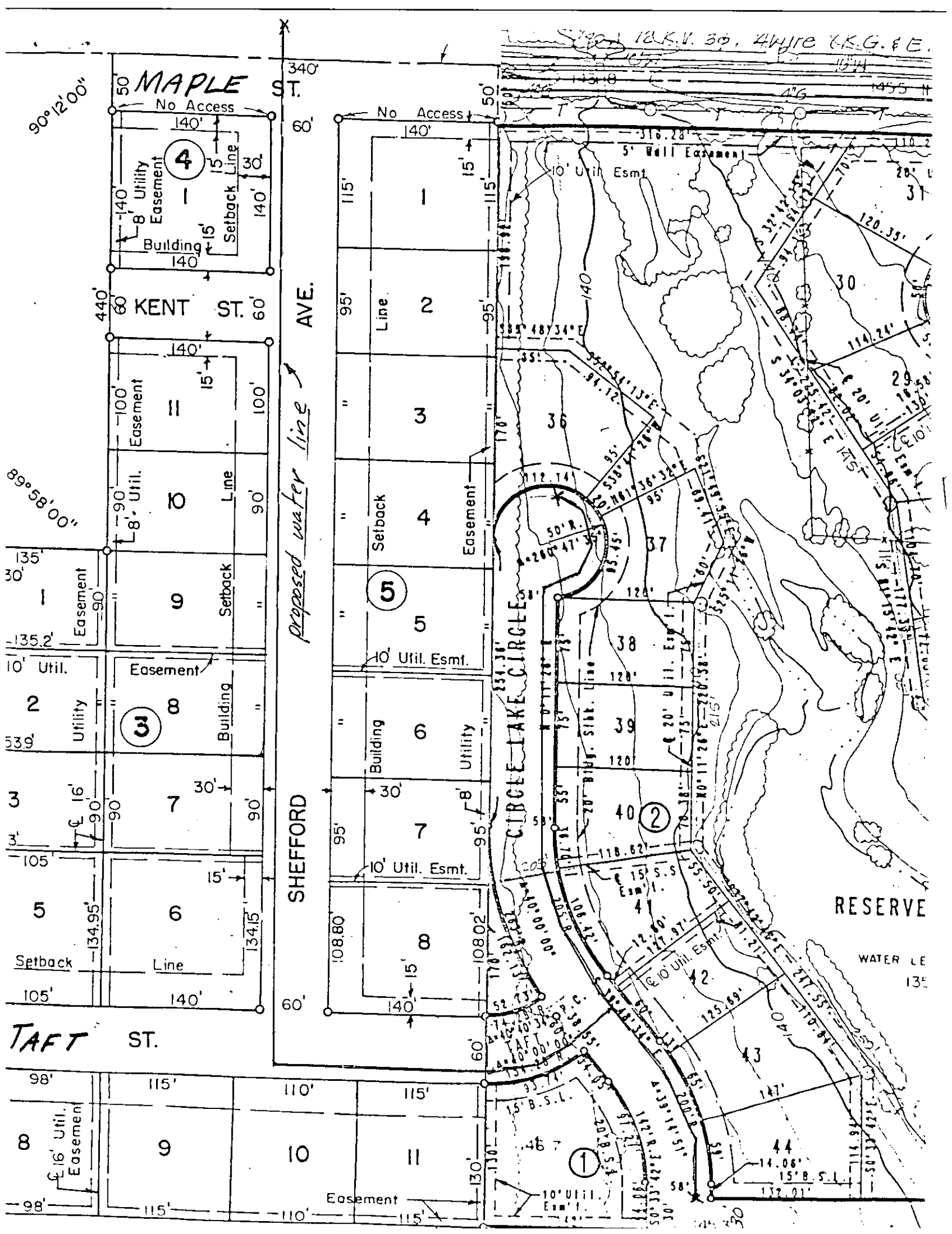
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard W. Linn, P.E.  
Land Development

RWL/tld

cc: Mike Lindebak, City Engineer

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691



MAPLE ST.  
No Access  
4  
Utility Easement  
Building  
Setback Line

KENT ST.  
60  
10  
8  
Utility Easement  
Building  
Setback Line

TAFT ST.  
8  
9  
10  
11  
Easement  
Setback  
Line

SHEFFORD AVE.  
Proposed water line

1  
2  
3  
4  
5  
6  
7  
8  
10  
11  
Line  
Setback  
Easement  
10' Util. Esmt.  
Building  
Utility  
10' Util. Esmt.

CIRCLE LAKE CIRCLE

RESERVE

WATER LE

12 K.V. 30, 4 WIRE (K.G. & E.)

TAFT ST.

8  
9  
10  
11  
Easement  
Setback  
Line

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Easement  
Setback  
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# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

February 22, 1990

Mike Thompson  
POE & Associates  
434 N. Oliver - Suite 110  
Wichita, Kansas 67208

Re: Maize Road  
Kellogg to Texas


Dear Mr. Thompson:

Enclosed is a final copy of Cambridge Estates Addition. Please note the intersections of University and Hayden with Maize.

The petitions submitted with the plat provided for the paving of University and Hayden to the west right-of-way line of Maize. Since the petitions did not include the intersection hookup with Maize, the Maize Road project should include the intersections.

Please revise the plans to include these intersections to the west right-of-way line of Maize.

Sincerely,

  
Michael E. Lindebak, P.E.  
City Engineer

RY/MEL:wt  
Encl.

cc:  Wicky Huang

- K. The covenant creating the lot owner's association shall obligate the association to maintain walls constructed in the wall easements and to assume the maintenance of the area located between the wall and public street pavement.
- 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 of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. On the final plat tracing the centerline of Maple shall be labeled.
- N. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- O. In order to more specifically identify the minimum building pad elevation involved, the final plat tracing shall note if the elevations referenced for each lot or lots, involves a minimum opening or ground floor elevation.
- 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. 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.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. It is noted that several easements requested during review of the preliminary have not been shown on this final.

- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, whether the minimum pad elevations involve a minimum opening or ground floor level, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? What is the status of the sanitary sewer layout plan?