

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE October 17, 1985

TO Forrest L. Nagley, Senior Planner

FROM Steve Palmer, Civil Engineer III

SUBJECT Requirements for Platting
Bluestem Colony Addition

Mid Kansas Engineering Consultants (MKEC) has satisfied the following requirements from the list compiled for the Bluestem Colony Addition plat at the September 26, 1985, MAPC meeting:

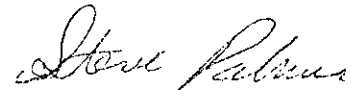
- A. Extension of sanitary sewer (petition submitted)
- B. Extension of city water (petition submitted)
- C. Drainage requirements (storm water sewer submitted)
- AA. Off-site drainage easement (a copy of the easement was submitted and approved for location)

The following requirements should be submitted to you, but were checked according to amounts:

- D. & E. Private streets (need letter of credit submitted to you for the amount of \$242,000.

The balance of the requirements are not relevant to our checking.

If you have any questions, please call me at Extension 4530.



Steve Palmer, P.E.
Civil Engineer III

SP:gf

0096Gpg17

EASEMENT

THIS EASEMENT made this 15th day of October, 1985, by and between Tallgrass Company, a partnership of the first part and the City of Wichita, of the second part.

WITNESSETH: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their DRAINAGE over, along and under the following described real estate situated in the southwest Quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M., Sedgwick County, Kansas, to wit:

Beginning at the southwest corner of Lot 14, Block 3, Bluestem Colony, an addition to Wichita, Sedgwick County, Kansas; thence N 88° 58' 58" E, 27.00 feet; thence S 1° 01' 02" E, 50.00 feet; thence S 88° 58' 58" W, 27.00 feet; thence N 1° 01' 02" W, 50.00 feet to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their DRAINAGE.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

TALLGRASS COMPANY, a partnership

By: [Signature]
Jack D. Ritchie, partner

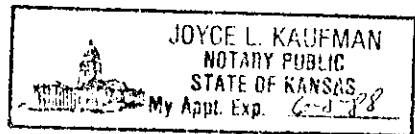
STATE OF KANSAS
SS:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Jack D. Ritchie to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 15th day of October, 1985.

[Signature]
Notary Public

My Appointment Expires: June 8, 1988



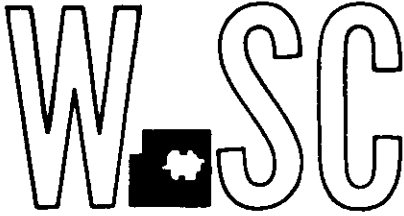
POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
302			89049.9873	63489.7386
	N 1 1 2.000W	27.0000		
303			89076.9831	63489.2593

AREA/BEARINGS 1* FLAT BOUNDARY
 AREA = 286133.00

POINT	BEARING	DISTANCE	NORTH	EAST
1			88933.4077	63401.7944
	N 1 1 2.000W	820.0800		
10			89753.3585	63387.2356
	N 0 54 22.000W	4.9977		
16			89758.3555	63387.1565
	N 0 54 22.000W	45.6023		
450			89803.9521	63386.4354
	N 89 5 57.000E	206.1000		
451			89807.1924	63592.5099
	S 23 24 22.000E	25.2600		
452			89784.0110	63602.5443
	S 45 54 22.000E	25.0000		
453			89766.6151	63620.4993
	N 44 5 38.000E	64.2135		
454			89812.7333	63665.1815
	N 89 5 57.000E	117.0760		
20			89814.5739	63782.2430
	N 69 57 54.826E	180.0000		
8			89876.2402	63951.3503
	S 0 54 21.985E	180.0000		
7			89696.2627	63954.1968
	S 0 54 22.160E	64.9963		
4			89631.2745	63955.2247
	S 37 28 58.065W	250.1625		
5			89432.7615	63802.9950
	S 46 29 59.996W	274.0357		
12			89244.1277	63604.2165
	S 22 45 31.341W	218.0430		
15			89043.0611	63519.8663
	S 1 1 2.000E	107.5400		
14			88935.5381	63521.7755
	S 88 58 58.000W	120.0000		
1			88933.4077	63401.7944

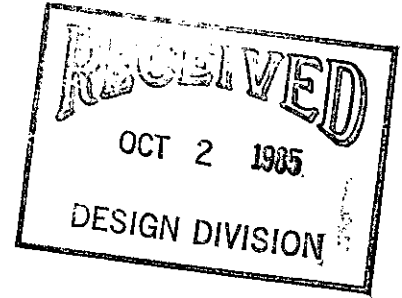
CIRCULAR CURVE 20 8 7 L
 CENTRAL ANGLE = 70 52 16.811
 CHORD BEARING = S 55 28 13.572E
 RADIUS = 180.0000
 LENGTH = 222.6489
 TANGENT = 128.0881
 CHORD = 208.7239
 EXTERNAL = 40.9220
 MIDDLE ORDINATE = 33.3419

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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



October 1, 1985

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

C
O
P
Y

Re: S/D 85-69 - Final Plat of Bluestem Colony Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 26, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ok (A) The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ok (B) The applicant shall guarantee the extension of City Water to serve the lots being platted.
- ok (C) The applicant shall guarantee construction of the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed private street within Reserve H to the 29-foot public street standard.
- E. The applicant shall guarantee the paving of the proposed private street within Reserve F to a 25-foot (back-of-curb to back-of-curb) public street paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling within this plat. 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.

\$242,000
letter of credit
to Forest

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-69 - Final Plat of Bluestem Colony Addition

October 1, 1985

Page 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. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- Submitted to Forest* J. Since this replat will leave a small portion of Lot 1, Block 2, Silver-leaf Addition, to the east of the east line of this replat, it is required that the applicant vacate, by separate instrument, this remaining portion of a platted lot. A completed vacation application shall be submitted prior to the scheduling of this plat before the Board of City Commissioners.
- K. The easement being platted adjacent to the northerly line of Lot 5, Block 1 shall be labeled on the final plat tracing.
- L. The 20-foot wide utility easement and building setback being platted on the front of Lots 1 thru 13, Block 3, is extremely difficult to read and locate. On the final plat tracing, this easement and setback shall be more clearly labeled and dimensioned.
- M. On the final plat tracing, the utility easement being platted as part of Reserve A shall be clearly labeled and dimensioned. Since all of Reserve A is being platted for construction and maintenance of public utilities, why is this utility easement separately indicated?
- N. In order to provide a 5-foot landscaping strip between the front or side of each home and the "15-foot public drainage, utility and private street easement," the final plat tracing shall indicate a 20-foot building setback on Lots 1 and 10, Block 1 and Reserve C from Reserve F. The associated Community Unit Plan does not provide for the 5-foot separation.
- O. The final plat tracing shall dimension, on the face of the plat, the "Complete access control except one (1) emergency opening" that is being platted to Rock Road across the west line of this plat. Appropriate reference shall be made in the plattor's text.
- P. The plattor's text shall be amended to reference that Reserve G is also platted for purposes of providing access to the adjoining property owners for maintenance of their structure and a 2.0-foot roof overhang. The necessary 5-foot maintenance easements shall be indicated adjacent to the northerly and southerly lines of Reserve G.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-69 - Final Plat of Bluestem Colony Addition

October 1, 1985

Page 3

- Q. The plat's text shall be amended to reference that Reserve D is also platted for purposes of providing access to the owner of Lot 1, Block 2 for maintenance of their structure and a 2.0-foot roof overhang. The necessary 5-foot maintenance easement is already indicated on the face of the plat.
- R. On the final plat tracing, the face of the plat and the plat's text shall be amended to reference that Reserve F is being platted for private street purposes, not private drive purposes. The phrase "private drive" has been established by the plats of East Hampton and Windemere as the purpose for reserves which are platted for driveway purposes to serve very few lots and which do not provide for thru traffic.
- S. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- T. On the final plat tracing, the discrepancy between lines 3,4,9 and 10 of the engineer's text and the bearings and distances indicated on the face of the plat for the west, north and east lines of the plat shall be resolved.
- U. Item 13 of the General Provisions of DP-96 states that the development of a parcel with a land use not illustrated on the Community Unit Plan requires the submission of a site plan for approval by the Director of Planning. The present C.U.P. depicts development of this parcel with townhomes. Since the applicant now proposes zero lot line homes on this property, a revised site plan shall be approved by the Director of Planning prior to the submission of the plat for scheduling before the Board of City Commissioners.
- V. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the the M.A.P.C. Secretary.
- W. The final plat tracing shall indicate the recording information for the 5-foot wide K.G.& E. easement adjacent to the west line of this plat.
- X. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-69 - Final Plat of Bluestem Colony Addition
October 1, 1985
Page 4

OK
check
description

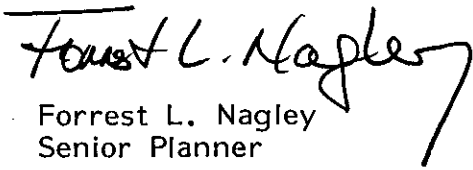
- AA. The applicant shall obtain the off-site drainage easement to the south of Lot 14, Block 3 that is required by the drainage plan.
- BB. The final plat tracing shall indicate the modification of the drainage easements being platted to agree with the approved drainage plan for this property.
- CC. The final plat tracing shall indicate geometrics for the intersection with Oxford Drive that are acceptable to the Traffic Engineer.
- DD. The applicant is advised that a sanitary sewer layout plan will need to be submitted to City Engineering in order to prepare petitions for sanitary sewer extensions.
- EE. The final plat tracing shall make provision for the masonry wall to be constructed adjacent to the east line of the K.G. & E. easement along Rock Road. In this regard, a 2-foot gap should be indicated between the K.G. & E. easement and the "public drainage, utility and private street easement" to the east.

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 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Tallgrass Company, 8100 E. 22nd St. North, Bldg. 1900, Wichita, KS 67226
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Bluestem Colony

Paving Estimate

PROJECT #: _____ DATE: 9/30/85

TO: Mr. Steve Palmer
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Oxford (60' B-B to 37' B-B)

From a point approximately 376 feet southeasterly of the centerline of Rock Road to the easterly line of Bluestem Colony.

Centerline Length = 38.05 L.F. x 55 x 1/9 x \$ 34.00/S.Y. = \$ 7,905.94 ✓

Centerline Length = 154.72 L.F. ($\frac{55+32}{2}$) x 1/9 x \$ 34.00/S.Y. = 25,425.65 ✓

Centerline Length = 319.44 L.F. x 32 x 1/9 x \$ 34.00/S.Y. = 38,616.75 ✓

Oxford Court (29' B-B)

From the southwesterly line of Oxford to and including hammerhead turnaround.

Centerline Length = 1,230.00 L.F. x 24 x 1/9 x \$ 34.00/S.Y. = 111,520.00 ✓

Hammerhead = 173.11 S.Y. at \$ 34.00/S.Y. = 5,885.74 ✓

Intersection = 186.00 S.Y. at \$ 34.00/S.Y. = 6,324.00 ✓

Oxford Way (25' B-B)

From the southerly line of Oxford court to the northeasterly line of Oxford Court.

Centerline Length = 347.2 L.F. x 20 x 1/9 x \$ 34.00 = 26,232.89 ✓

Two (2) Intersections at 186 S.Y. Each x \$ 34.00 = 12,648.00 ✓

\$ 234,558.97 ✓

+ 3%
Total: 7,036.77
241,595.74

Use \$ 242,000.00 for Estimate or Guarantee

A petition will not be needed to satisfy platting requirements as a Bond will be submitted covering the estimated cost.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Benny Gegen

BG:js

Pre-Sub Sept. 26

1. John M. West. Utility Easement Vacation. No water problem.
2. Alexander J. Laham. Access Control Vacation. No water problems.
3. Slawson Residential Development Co.. Building Setback Vacation. No water problem

- City.
4. Frank L. Costor. Vacation of Building Setback. No water problems.
 5. Bluestem Colony. Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.
 6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.

7. Davidson & Frey Addition. Final Plat. No water problems.

City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.

City 9. Racon Addition. Preliminary Plat. Item B, wells. No City Water.

v-12 10. West Side Fra Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur

11. Seven-Up Addition. Final Plat. Area served. No water problem.

12. Street Name Changes. No problem

13. Street Name in Sim Park. No Problem

14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esmt. No water problems.

S/D No.: 85-69 Name: BLUESTEM COLONY

Preliminary Approved:
Scheduled S/D Meeting: 9/26/85

DESCRIPTION

General Location: East side of Rock Road, south of Oxford Drive.
Owner: Tallgrass Company, 8100 E. 22nd St., #1900, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,

1. Gross Acreage of Plat: 6.5 Acres ±
 2. Number of Lots:
 - Residential: 28
 - Office:
 - Commercial:
 - Industrial:
 - Total: 28
 3. Minimum Lot Area: 5,250 Sq. Ft.
 4. Existing Zoning: "AA" (DP-96)
 5. Proposed Zoning: "AA" (DP-96)
-

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96). This property is being platted for the development of zero lot line homes.
- 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 the paving of the proposed private street within Reserve H to the 29-foot public street standard.
 - E. The applicant shall guarantee the paving of the proposed private street within Reserve F to a public street standard or its design equivalent. The applicant's agent should be prepared to state what width of pavement (back-of-curb to back-of-curb) is planned for this private street. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposal. Based on discussions with the applicant's agent, prior to filing this plat, it was thought the street would be constructed to the 21-foot back-of-curb to back-of-curb standard of the Subdivision Regulations.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling within this plat. 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.
 - 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. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

- J. Since this replat will leave a small portion of Lot 1, Block 2, Silverleaf Addition, to the east of the east line of this replat, it is required that the applicant vacate, by separate instrument, this remaining portion of a platted lot. A completed vacation application shall be submitted prior to the scheduling of this plat before the Board of City Commissioners.
- K. The easement being platted adjacent to the northerly line of Lot 5, Block 1 shall be labeled on the final plat tracing.
- L. The 20-foot wide utility easement and building setback being platted on the front of Lots 1 thru 13, Block 3, is extremely difficult to read and locate. On the final plat tracing, this easement and setback shall be more clearly labeled and dimensioned.
- M. On the final plat tracing, the utility easement being platted as part of Reserve A shall be clearly labeled and dimensioned. Since all of Reserve A is being platted for construction and maintenance of public utilities, why is this utility easement separately indicated?
- N. In order to provide a 5-foot landscaping strip between the front or side of each home and the "15-foot public drainage, utility and private street easement," the final plat tracing shall indicate a 20-foot building setback on Lots 1 and 10, Block 1 and Reserve C from Reserve F. The associated Community Unit Plan does not provide for the 5-foot separation.
- O. The final plat tracing shall dimension, on the face of the plat, the "Complete access control except one (1) emergency opening" that is being platted to Rock Road across the west line of this plat. Appropriate reference shall be made in the plat's text.
- P. The plat's text shall be amended to reference that Reserve G is also platted for purposes of providing access to the adjoining property owners for maintenance of their structure and a 2.0-foot roof overhang. The necessary 5-foot maintenance easements shall be indicated adjacent to the northerly and southerly lines of Reserve G.
- Q. The plat's text shall be amended to reference that Reserve D is also platted for purposes of providing access to the owner of Lot 1, Block 2 for maintenance of their structure and a 2.0-foot roof overhang. The necessary 5-foot maintenance easement is already indicated on the face of the plat.
- R. On the final plat tracing, the face of the plat and the plat's text shall be amended to reference that Reserve F is being platted for private street purposes, not private drive purposes. The phrase "private drive" has been established by the plats of East Hampton and Windemere as the purpose for reserves which are platted for driveway purposes to serve very few lots and which do not provide for thru traffic.
- S. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- T. On the final plat tracing, the discrepancy between lines 3,4,9 and 10 of the engineer's text and the bearings and distances indicated on the face of the plat for the west, north and east lines of the plat shall be resolved.
- U. Item 13 of the General Provisions of DP-96 states that the development of a parcel with a land use not illustrated on the Community Unit Plan requires the submission of a site plan for approval by the Director of Planning. The present C.U.P. depicts development of this parcel with townhomes. Since the applicant now proposes zero lot line homes on this property, a revised site plan shall be approved by the Director of Planning prior to the submission of the plat for scheduling before the Board of City Commissioners.

- V. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the the M.A.P.C. Secretary.
- W. The final plat tracing shall indicate the recording information for the 5-foot wide K.G.& E. easement adjacent to the west line of this plat.
- X. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- AA. The representative from the City Engineer's office and the Traffic Engineer should be prepared to comment on the acceptability of the geometrics proposed for the street intersection with Oxford Street to the north.
- BB. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?
- CC. When the property to the north of this plat was developed, a wall was constructed adjacent to the east line of the 5-foot wide K.G.& E. easement which is adjacent to the east line of Rock Road. It is assumed that the applicant will desire to continue this wall into this property. The representatives from the City Engineer's office and the utility companies should be prepared to discuss the issue of the conflict between the proposed wall and the "15-foot public drainage, utility and private street easement" being platted adjacent to the west line of Oxford Court.

NOTE: This plat has been submitted in preliminary and final form.