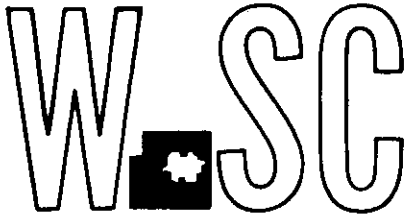


1. Rick Kirkland. Vacation of Utility Easement. No water lines in easement. No water problem.
2. Kansas Department of Transportation. Vacation of St. R/W, Oldg. Setbacks, and Utility easements. Area in Young to be retained as utility easement as per earlier agreement. No water problem.
3. Farris S. Farha. Vacation of Alley R/W. No water lines in area to be vacated. No water problem.
4. Randy Dears. Vacation of Utility Easement. No water lines in area to be vacated. No water problem.
5. Builders Inc. Vacation of St. R/W. No water lines in area to be vacated. No water problem.
6. Bill and Donna Lee. Vacation of Access Control. Water line on south side of Central not in conflict with area. No water problem.
7. Almond Tree Addition. Final Plat. Existing 8" water line in Country Acres Avenue. No water problem.
8. Northborough 3rd Addition. Final plat. Item B, mains to be extended. No water problem.
9. Bent Tree Second Addition. Final Plat. Existing 8" water line crossing through plat. Utility easement to be retained as per item A. No water problem.
10. Woodland Estates. Revised Preliminary Plat. Item B, mains to be extended. Existing main in Central, no water problem.
- 11 & 12. Terrace Gardens Health Care. No water problem with dedication of access control or utility easement.
13. City Land Inv. Case. Area served by existing mains.
14. City Land Inv. Case. Area served by existing mains.
15. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 17, 1986

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

C
O
P
Y

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

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this replat will vacate the platted uses for the portions of Reserve B, Bent Tree Addition and Reserve A, Plumthicket Second, which are included within the perimeter of this plat, the engineer's text shall be amended to include reference to K.S.A. 12-512(b). The uses being vacated include the following: wall uses, firelane, recreation, buffer zone, open space, drainage and cart paths.
- B. Since this property does not abut Webb Road, the plattor's text shall be amended to omit referencing the platting of access control.
- C. On the final plat tracing, an east/west dimension shall be provided for the Cities Service Gas Easement.
- D. On the final plat tracing, the plattor's text shall be amended to reference the granting of the street, drainage and utility easement. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- E. On the final plat tracing, the 20-foot wide, north/south utility easement shall be more fully dimensioned so it may be located on the lot.

- F. Since this plat abuts a narrow street right-of-way with adjacent "15-foot street, drainage and utility easement" a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of this easement. Retaining walls and change of grade shall be prohibited within this easement as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. The applicant shall meet the conditions of approval established for his requested adjustment to the firelane access easement requirements of the associated Community Unit Plan. This is required since this plat proposes to vacate the portion of the original reserve set aside for a firelane. The conditions established for adjustment of the C.U.P. were stated in a letter dated May 12, 1986.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, July 24, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

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

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

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

DESCRIPTION

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

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

STAFF COMMENTS:

- A. Since this replat will vacate the platted uses for the portions of Reserve B, Bent Tree Addition and Reserve A, Plumthicket Second, which are included within the perimeter of this plat, the engineer's text shall be amended to include reference to K.S.A. 12-512(b). The uses being vacated include the following: wall uses, firelane, recreation, buffer zone, open space, drainage and cart paths.
- B. Since this property does not abut Webb Road, the plattor's text shall be amended to omit referencing the platting of access control.
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- D. On the final plat tracing, the plattor's text shall be amended to reference the granting of the street, drainage and utility easement. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
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- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. The applicant shall meet the conditions of approval established for his requested adjustment to the firelane access easement requirements of the associated Community Unit Plan. This is required since this plat proposes to vacate the portion of the original reserve set aside for a firelane. The conditions established for adjustment of the C.U.P. were stated in a letter dated May 12, 1986.

SUBDIVISION REPORT
S/D 86-64 - BENT TREE SECOND ADDITION
Page 2

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

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