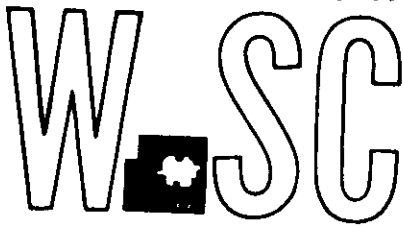


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 268-4561

Mid-Kansas Engineering Consultants  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 82-36 - Final plat of Bent Tree

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 7, 1983, 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 submit by separate instrument the utility easement which is outside the boundaries of this plat to the east and south. The preliminary plat showed a proposed storm water sewer east of Lot 21 which may require more off-site easement than is shown on this plat. Dimensions for the easement width on the rear of Lots 17 thru 21 shall be noted on the final plat tracing.
- B. The 20-foot utility easement on the rear of Lot 5 narrows to about 12 feet at one point. If additional easement width is needed, the applicant's agent has stated that an off-site easement will be granted.
- C. The street, drainage and utility easement shall be delineated to continue through Reserve E and through the easements between Lots 20 and 21.
- D. The plat's text shall state that Reserve D is also for street easement purposes.
- E. The final plat shall show the appropriate Cities Service Gas Company easement within Reserve B. The applicant's agent shall provide the Planning Department with a copy of this easement agreement so that adequacy of the easement width and location can be determined. If any setback from the pipeline outside the boundaries of the reserve is required, it shall be shown on the plat. Any relocation or encasement of the pipeline required for the development of this property will not be at the City's expense.

RECEIVED

JUL 11 1983

Dept. Of Engineering

- F. Complete access control to 21st Street from Reserve A shall be shown on the face of the plat.
- G. Since portions of reserves as platted in Bluestem Village and Plumthicket Second are being included in this replat, revisions may need to occur in the homeowner associations of those two subdivisions with regard to what is their "common area." The Planning Department shall be furnished with a copy of the documents which make these revisions.
- H. The homeowners' association referenced in the plattor's text shall either be formed prior to recording the plat or covenants shall be submitted which state 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 assuming responsibility.
- I. Restrictive covenants shall be submitted which call out restrictions for lot-owner use of the street, drainage, and utility easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- J. A covenant shall be submitted stating that the firelane within Reserve B shall be constructed prior to development of any lot.
- K. A covenant shall be submitted which requires four off-street parking spaces to be provided for each dwelling unit within Bent Tree.
- L. The applicant shall guarantee the paving of Bent Tree Circle to urban standards.
- M. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- N. The Water Department advises that, although the water main is installed, service lines to each dwelling unit will be required at the time of development.
- O. The applicant shall submit an avigational easement and a restrictive noise covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. Also, an Airport Hazard Zoning Permit will be required for any structures taller than 25 feet.
- P. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording with the plat.
- Q. Closure computations shall be submitted with the final plat tracing. It is noted that several bearings on the

face of the plat do not match the bearings in the surveyor's text. Also the p.o.b. is incorrectly labeled on the face of the plat.

- R. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 July 14, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

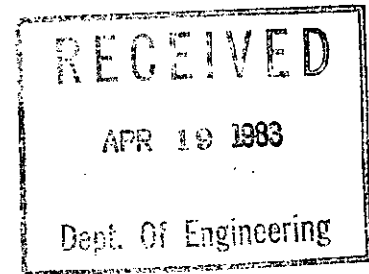
cc: Tallgrass Company, P.O. Box 4048, 67204  
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 18, 1983

Bill G. Yung Design  
8225 E. 35th North  
Wichita, Kansas 67226

Re: S/D 82-26 - Preliminary plat of Bent Tree

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 14, 1983, 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. Most of this proposed plat is now part of Lot 89, Block 2, Bluestem Village. However, about 20 feet of Reserve C in Bluestem Village and a portion of Reserve A in Plumthicket Second are being included in this replat. The necessary revisions shall be made to existing covenants and homeowners associations with regard to those portions of existing reserves which are being included in this replat. The Planning Department shall be furnished with a copy of the documents which make these revisions.
- B. The applicant shall obtain from the adjacent property owner the off-site utility easement as shown adjacent to proposed Reserve B and Lots 12 thru 21.
- C. The applicant shall guarantee extension of sanitary sewer to serve each lot not already served.
- D. The proposed street is to be a public street with 29 feet of pavement. Fifteen-foot street, drainage and utility easements are being platted on each side of the street. Restrictive covenants shall be submitted which call 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 proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- E. The applicant shall guarantee the paving of the street being platted.

Mr. Bill G. Yung  
April 18, 1983  
Page 2

- F. It is recommended that the triangular portion of Lot 89, Block 2, Bluestem Village located northwest of proposed Lot 1 be platted as a reserve rather than being left as part of Lot 89. Ownership and maintenance responsibilities of that reserve can be provided in accordance with the developer's overall plans.
- G. Provisions shall be made for ownership and maintenance of all reserves.
- H. It is recommended that "entry monument easements" not be shown on the final plat as they are not public easements. The developer can place whatever covenants he desires on these lots to provide for entry monuments. However, subdivision entry monuments are allowed only after approval by the Director of Planning and the Superintendent of Central Inspection as provided for in Article 28.04.139 C.2 of the zoning ordinance.
- I. It is recommended that Reserve B be expanded to include the firelane easement. Provisions shall be made for actual improvement of the easement to firelane standards prior to construction on any of the lots.
- J. The applicant shall provide proof, by letter from Cities Service Gas Company or by copy of the pipeline easement agreement, that the easement width as shown is sufficient and that no building setbacks from the easement are required.
- K. A covenant shall be submitted which requires four off-street parking spaces to be provided for each dwelling unit within Bent Tree.
- L. The applicant shall submit an avigational easement and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- M. Side lot utility easements as requested by K.G. and E. and marked on the "engineer's copy" of this preliminary plat shall be shown on the final plat.
- N. The Water Department advises that, although the water main is installed, services lines to each dwelling unit will be required at the time of development.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Bill G. Yung  
April 18, 1983  
Page 3

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Kenneth Bengtson, Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Road, Suite 130, 67206  
Tallgrass Company, P.O. Box 4048, 67204  
X Mike Lindebak, City Engineering

S/D No. 82-36 Name Bent Tree

Date Application Rec'd. 4-1-83

Preliminary Approval 4-14-83

Scheduled S/D Meeting July 7, 1983

DESCRIPTION

General Location north of 21st Street North in an area west of Webb Road

Owner Tallgrass Company

Surveyor/Engineer Mid-Kansas Engineering Consultants

Address 240 N. Rock Rd., Suite 130, Wichita Zip Code 67206 Phone 682-6562

- |  |                                   |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>8.4</u>  | 7. Lineal Feet of New Street      |
| 2. Number of Lots :  | a. <u>32'</u> R/W <u>1400</u> ft. |
| Residential <u>22</u>  | b. _____ R/W _____ ft.            |
| Commercial _____   | c. _____ R/W _____ ft.            |
| Industrial _____   | d. _____ R/W _____ ft.            |
| Other _____  | e. _____ R/W _____ ft.            |
| Total Number of Lots <u>22</u>   | TOTAL <u>1400</u> ft.             |
| 3. Minimum Lot Frontage <u>30</u> ft.  | 8. Sidewalk adjacent to all       |
| 4. Minimum Lot Area <u>10,500</u> sq. ft.  | streets _____ yes <u>X</u> no     |
| 5. Existing Zoning <u>AA (with C.U.P., DP-96)</u>                                  |                                   |
| 6. Proposed Zoning <u>Same</u>   |                                   |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |                                   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                                   |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |                                   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                                   |

STAFF COMMENTS:

- A. The applicant shall submit by separate instrument the utility easement which is outside the boundaries of this plat to the east and south. The preliminary plat showed a proposed storm water sewer east of Lot 21 which may require more off-site easement than is shown on this plat. Dimensions for the easement width on the rear of Lots 17 thru 21 shall be noted on the final plat tracing.
- B. The 20-foot utility easement on the rear of Lot 5 narrows to about 12 feet at one point. The utility company representatives shall be prepared to state whether or not this width is adequate.
- C. The street, drainage and utility easement shall be delineated to continue through Reserve E.
- D. The plat's text shall state that Reserve D is also for street easement purposes.
- E. The final plat shall show the appropriate Cities Service Gas Company easement within Reserve B. The applicant's agent shall provide the Planning Department with a copy of this easement agreement so that adequacy of the easement width and location can be determined. If any setback from the pipeline outside the boundaries of the reserve is required, it shall be shown on the plat. Any relocation or encasement of the pipeline required for the development of this property will not be at the City's expense.
- F. Complete access control to 21st Street from Reserve A shall be shown on the face of the plat.
- G. Since portions of reserves as platted in Bluestem Village and Plumthicket Second are being included in this replat, revisions may need to occur in the homeowner associations of those two subdivisions with regard to what is their "common area." The Planning Department shall be furnished with a copy of the documents which make these revisions.

- H. The homeowners' association referenced in the plat's text shall either be formed prior to recording the plat or covenants shall be submitted which state 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 assuming responsibility.
- I. Restrictive covenants shall be submitted which call out restrictions for lot-owner use of the street, drainage, and utility easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- J. A covenant shall be submitted stating that the firelane within Reserve B shall be constructed prior to development of any lot.
- K. A covenant shall be submitted which requires four off-street parking spaces to be provided for each dwelling unit within Bent Tree.
- L. The applicant shall guarantee the paving of Bent Tree Circle to urban standards.
- M. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- N. The Water Department advises that, although the water main is installed, service lines to each dwelling unit will be required at the time of development.
- O. The applicant shall submit an avigational easement and a restrictive noise covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. Also, an Airport Hazard Zoning Permit will be required for any structures taller than 25 feet.
- P. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording with the plat.
- Q. Closure computations shall be submitted with the final plat tracing. It is noted that several bearings on the face of the plat do not match the bearings in the surveyor's text. Also the p.o.b. is incorrectly labeled on the face of the plat.
- R. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-36 Name Bent Tree  
Date Application Rec'd. 4-1-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location north of 21st Street North in an area west of Webb Road

Owner Tallgrass Company  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 E. 35th North, Wichita, Ks Zip Code 67226 Phone 683-5567

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>3.4</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>32</u> R/W <u>1400</u> ft.                           |
| Residential <u>22</u>   | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>22</u>  | TOTAL <u>1400</u> ft.                                      |
| 3. Minimum Lot Frontage <u>33 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>10,500 sq. ft.</u>   |  |
| 5. Existing Zoning <u>AA (with C.U.P. DP-96)</u>                                    |  |
| 6. Proposed Zoning <u>Same</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

NOTE: This plat is a revised preliminary of Peppertree 2nd which was reviewed in preliminary form on July 8, 1982.

- A. Most of this proposed plat is now part of Lot 89, Block 2, Bluestem Village. However, about 20 feet of Reserve C in Bluestem Village and a portion of Reserve A in Plumthicket Second are being included in this replat. The necessary revisions shall be made to existing covenants and homeowners associations with regard to those portions of existing reserves which are being included in this replat. The Planning Department shall be furnished with a copy of the documents which make these revisions.
- B. The applicant shall obtain from the adjacent property owner the off-site utility easement as shown adjacent to proposed Reserve B and Lots 12 thru 20.
- C. The applicant shall guarantee extension of sanitary sewer to serve each lot not already served.
- D. The proposed street is to be a public street with 29 feet of pavement. Fifteen-foot street, drainage and utility easements are being platted on each side of the street. Restrictive covenants shall be submitted which call 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 proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- E. The applicant shall guarantee the paving of the street being platted.
- F. As previously recommended, the triangular portion of Lot 89, Block 2, Bluestem Village located northwest of proposed Lot 1 should be platted as a reserve rather than being left as part of Lot 89. Ownership and maintenance responsibilities of that reserve can be provided in accordance with the developer's overall plans.

- G. Provisions shall be made for ownership and maintenance of all reserves.
- H. It is recommended that "entry monument easements" not be shown on the final plat as they are not public easements. The developer can place whatever covenants he desires on these lots to provide for entry monuments. However, as was pointed out at the Peppetree 2nd preliminary discussion, subdivision entry monuments are allowed only after approval by the Director of Planning and the Superintendent of Central Inspection as provided for in Article 28.04.139 C.2 of the Zoning Ordinance.
- I. It is recommended that Reserve B be expanded to include the firelane easement. Provisions shall be made for actual improvement of the easement to firelane standards prior to construction on any of the lots.
- J. The applicant shall provide proof, by letter from Cities Service Gas Company or by copy of the pipeline easement agreement, that the easement width as shown is sufficient and that no building setbacks from the easement are required.
- K. A covenant shall be submitted which requires four off-street parking spaces to be provided for each dwelling unit within Bent Tree.
- L. The applicant shall submit an avigational easement and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).