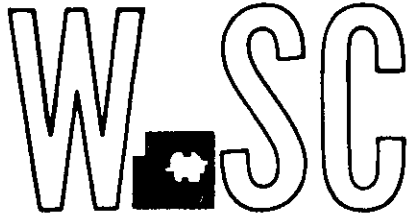
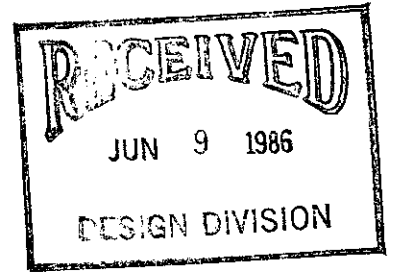


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 6, 1986

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

Re: Final Plat S/D 85-2 - DEER RUN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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 extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall guarantee the paving of the private street proposed to serve Lots 14 through 20, Block 1 to the 21-foot public street paving standard.
- G. On the final plat tracing, the plattor's text shall be amended to include Reserve "J" in the sentence which plats the reserves for "the construction and maintenance of public utilities and drainage."
- H. On the final plat tracing, the face of the plat shall be corrected to label Reserve "J" as a private street, not a private drive.

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- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot 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.
- M. 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.
- N. On the final plat tracing, the granting of the private street easement shall be referenced in the plattor's text.
- O. 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.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery and Cities Service easement on this property.
- R. The applicant shall obtain, by separate instrument, a 20-foot wide off-site utility easement adjacent to the westerly line of this plat.

- S. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the west of this plat.
- T. On the final plat tracing, the difference between the bearing indicated on the face of the plat, for the east line of the plat, and the plattor's text shall be eliminated.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. 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 Thursday, June 12, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Tallgrass Company, 8100 E. 22nd Street N., Bldg. 1900,
Wichita, KS 67226
Mike Lindebak, City Engineer

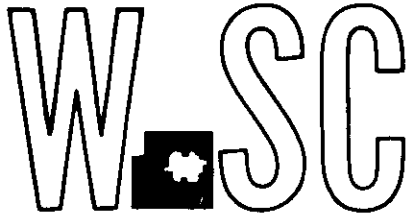
Proc. Sub June 5, 1986

①

1. Boeing Military Airplane Co. Vacation of St. R/W.
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S. of N/R 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, whichever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 12, 1986

Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: Second Revised Preliminary Plat of Deer Run Addition
(Formerly Deerwood, formerly Deerfield)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, 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 extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall guarantee the paving of the private street proposed to serve Lots 14 through 20, Block 1 to the 21-foot public street paving standard.
- G. On the final plat, the perimeter of Reserve K, in the vicinity of Lot 19, shall be expanded to include the "turnaround easement" depicted

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Bill G. Yung Design

Re: Second Revised Preliminary Plat of Deer Run Addition
(Formerly Deerwood, formerly Deerfield)

May 12, 1986

Page 2

- on the preliminary plat. The width of the turnaround shall be expanded from 20 feet to 25 feet.
- H. On the final plat, the platator's text shall reference that Reserve K is being platted for purposes of a private street.
 - I. Since this plat proposes the platting of a reserve for a narrow private street, the final plat shall indicate a 15-foot wide "public utility, drainage and private street easement" adjacent to all sides of Reserve K.
 - J. On the final plat, a 20-foot wide building setback shall be platted from the perimeter of Reserve K. The establishment of this setback will allow a 5-foot wide planting and landscaping strip between the proposed dwelling units and the 15-foot wide public utility, drainage and private street easement." The five-foot separation will also help to insure that building foundations do not encroach the land being set aside for utilities, drainage and private street purposes.
 - K. On the final plat, the private street proposed to serve Lots 14 through 20, Block shall be named "Deer Run Circle."
 - L. The final plat shall state in the platator's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
 - 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. 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.

Bill G. Yung Design

Re: Second Revised Preliminary Plat of Deer Run Addition
(Formerly Deerwood, formerly Deerfield)

May 12, 1986

Page 3

- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot 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.
- Q. 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.
- R. On the final plat, the granting of the "public utility, drainage and private street easement" shall be referenced.
- S. On the final plat, the granting of the 3-foot wide wall easement shall be referenced.
- T. On the final plat, the recording information for the Cities Service and Co-Op Refinery easements shall be indicated on the face of the plat.
- U. 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.
- V. 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.
- W. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery and Cities Service Gas Company easements on this property.
- X. On the final plat, the pipeline easement in the southwest corner of the plat shall be dimensioned.
- Y. The applicant shall obtain, by separate instrument, a 20-foot wide off-site utility easement adjacent to the westerly line of this plat.
- Z. On the final plat, bearings and distances shall be indicated for the perimeters of the reserves.
- AA. The final plat shall label the centerline of the utility easements.

Bill G. Yung Design

Re: Second Revised Preliminary Plat of Deer Run Addition
(Formerly Deerwood, formerly Deerfield)

May 12, 1986

Page 4

- BB. 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 applicant's last proposal for development of this property caused the associated Community Unit Plan parcel to be approved for zero lot line homes. Since zero lot line homes are no longer proposed, the applicant shall submit a new site plan for review and approval which illustrates the land use now proposed. Also, the applicant needs to gain approval for an administrative adjustment to delete parcel boundary adjustments which were previously granted, based on development proposals which are no longer proposed. Prior to filing a final plat, the required site plan and administrative adjustment of C.U.P. parcel boundaries shall be approved.
- CC. Prior to or at the time of submitting a final plat, the applicant shall submit, to City and Traffic Engineering, a proposed paving layout plan for the Deer Run/Webb Road intersection.
- DD. 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.
- EE. 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.
- FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

If you should have any questions, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Tallgrass Company, 8100 East 22nd Street North, Bldg. 1900, Wichita,
KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800,
Wichita, KS 76226
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" water main ends 19' E and 4' N of the SE PC
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & drainage Esmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D., outside city application & restrictive
covenant required.
6. Hultman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If King St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in water extension, suggest P.D. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item D
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 93rd to be extended along south side of 93rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, B1K2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, B1K2. A 12" line needs to be extended north along Lot 1, B1K2, thence east along the south R of Lot 1, B1K1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held by Church Property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W.
No water problem.
 21. Quincie and Zella Gibson. Grant Additional Utility Esmt.
No water problem.
 22. Metonal Lab, Inc. . Dedicate Utility Esmt. No water
problem.
 23. Maurcen F. Hilbish. Grant additional utility easement. No
water problem.
 24. Christopher Jeter. Dedicate Street R/W. No water problem.
 25. City Land Inventory Case. No water problem
-
26. Other Matters.



METROPOLITAN AREA PLANNING
COMMISSION

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



May 16, 1985

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

Re: S/D 85-2 - Final Plat of Deer Run Addition (Formerly
Deerwood, formerly Deerfield)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1985, 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 May 10, 1985.

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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

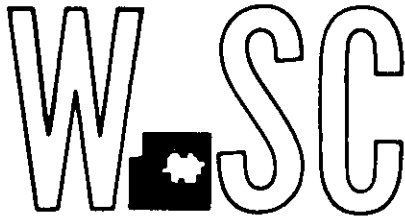
BRB:mlh

cc: Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900, Wichita,
Kansas 67226

Mike Lindebak, City Engineer

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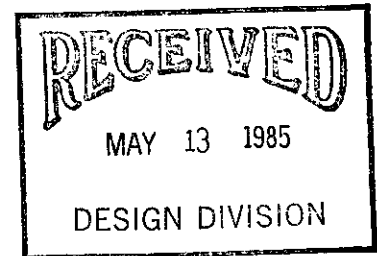
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 10, 1985



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

Re: S/D 85-2 - Final Plat of Deer Run Addition (Formerly
Deerwood, formerly Deerfield)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1985, 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 extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets to the 29-foot public street standard.
- D. The applicant shall guarantee the construction of storm sewers required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat.
- H. On the final plat tracing, the 15-foot street, drainage and utility easement shall be shown adjacent to the public streets within the Reserves.

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Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-2 - Final Plat of Deer Run Addition (Formerly Deerwood,
formerly Deerfield).

May 10, 1985

Page 2

- I. The final plat tracing shall indicate the recording information for the existing Cities Service Gas Line easement on this property.
- J. As agreed at the April 11, 1985 Subdivision Committee Meeting, the revised preliminary plat for this property may be submitted as a revised site development plan for the Community Unit Plan. The necessary copies of the revised preliminary plat, along with information regarding the proposed slight parcel boundary adjustment and calculations for dwelling units per parcel, shall be submitted to the Planning Department for review by the Director of Planning. The revised development plan for the proposed zero lot line homes needs to be approved by the Director of Planning prior to submitting this plat for City Commission review.
- K. The applicant is advised that a letter should accompany his zero lot line development plan which requests that replatting of Woodspring Addition not be tied to the platting of this property. Replatting of Woodspring Addition is presently a requirement of the last parcel boundary adjustment for the associated Community Unit Plan.
- L. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- M. The applicant shall submit a copy of the Cities Service Gas Line easement on this property.
- N. The applicant shall submit a copy of the Cooperative Refinery Association easement on this property.
- O. 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-2 - Final Plat of Deer Run Addition (Formerly Deerwood,
formerly Deerfield).

May 10, 1985

Page 3

- P. The final plat tracing shall indicate the recording information for the Cooperative Refinery Association easement across the southwest corner of this plat.
- Q. The final plat tracing shall reference "ROBERT C. BROWN," as Mayor.
- R. Since the building setbacks established by the Community Unit Plan provide for a 5-foot separation between the front of the building and the "15-foot street, drainage and utility easement," no setbacks need to be platted as a part of this plat.
- S. Regarding access to Lots 6 and 7, Block 1, the final plat shall either indicate the extension of lot lines to the loop street and the establishing of a joint access easement by separate instrument or the platting of a Reserve for purposes of access to Lots 6 and 7. If the second option is selected, the platting text, on the final plat tracing, shall reference that the Reserve is platted for access to these lots. The text shall also assign 1/2 ownership of the Reserve to the benefitting lots. Prior to submitting this plat for Board of City Commission review, the issue of what other purposes are needed to be provided for within the Reserve shall be resolved (i.e., drainage and public or private utilities. The applicant is advised that, if the Reserve option is selected, the wording within the platting text will need to be reviewed and approved by the City's Law Department.
- T. On the final plat tracing, the purpose of the "3-foot maintenance and wall easement" shall be clearly stated in the platting text. The following wording is suggested: The 3-foot maintenance and wall easement is platted for purposes of wall construction and wall maintenance."
- U. The final plat tracing shall omit the platting of the "5-foot maintenance easement" within the 20-foot utility easement adjacent to the south lines of Lots 7 and 8. Roof overhangs are not permitted within utility easements.
- V. The applicant shall obtain, by separate instrument, the off-site storm sewer easements required by the applicant's drainage plan.
- W. The applicant shall obtain, by separate instrument, the off-site utility easements required by the applicant's sanitary sewer layout plan.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-2 - Final Plat of Deer Run Addition (Formerly Deerwood,
formerly Deerfield).

May 10, 1985

Page 4

- X. The plat's text, for the purposes of Reserves E and A, shall be amended to reference that these Reserves are platted also for access by the adjoining property owner for maintenance of his structure and a 2.0-foot roof overhang.
- Y. Closure computations shall be submitted with the final plat tracing.
- Z. 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 Thursday, May 16, 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

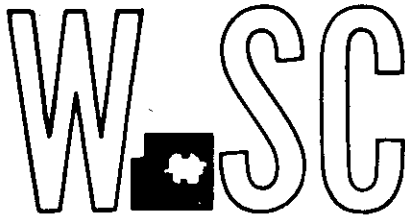
cc: Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900, Wichita,
Kansas 67226
✓ Mike Lindebak, City Engineer

Pre-Sub-Division
(Water)

5-9-85

1. Ted R. Milligan utility easement vacation. Lot 1, Block 1, Cherry Creek Hills, 12" Water line on W. side of Rock Rd. No problem
2. Orville B. Brown utility easement vacation. Lots 1 & 2 on Duggs Addition. No W.L. in easement. No Problem.
3. Phillippi Addition. No water available, Item A.
4. Copeland Industrial Park. Exist. 12" W.L. on N. side of Hydraulic.
- ~~5. Daniels Second Addition. Item B, water to be extended. Nearest water at 43rd and Sunflower or at Alfalfa and Riverplace. Approx cost \$25⁰⁰ per foot and 1200⁰⁰ ft = \$30,000⁰⁰ to serve lot 1 and an additional 550ft (\$13,750⁰⁰) to serve lot 2 @ \$45,000⁰⁰ ± from East. 2700' @ 25⁰⁰ = \$67,500⁰⁰ from North.~~
6. Penstemon 3rd Addition. Item B. Existing 8" water line in Greenbriar on N. side.
7. Deer Run Addition. Item B. Existing 24" line in Webb.
8. Windemere Addition. Item B. Existing 8" water line in Oxford east of Rock. 8" to be extended as necessary.
9. Other matters.
5. Daniel Second. Item B. Exist. 8" AC on 43rd St. to Alfalfa ±

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 12, 1985

Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: S/D 85-2 - Revised Preliminary Plat of Deer Run Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, the above-captioned plat was considered. The action of the Committee was to approve the revised preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets to the 29-foot public street standard.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat.

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Bill G. Yung Design

Re: S/D 85-2 - Revised Preliminary Plat of Deer Run Addition

April 12, 1985

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- H. As agreed at the Subdivision Committee Meeting, this revised preliminary plat can be submitted as a revised site development plan for the Community Unit Plan. The necessary copies of the revised preliminary plat, along with information regarding the proposed slight parcel boundary adjustment and calculations for dwelling units per parcel, shall be submitted to the Planning Department for review by the Director of Planning. The revised development plan for the proposed zero lot line homes needs to be approved by the Director of Planning prior to submitting a final plat.
- I. The applicant is advised that a letter should accompany his zero lot line development plan which requests that replatting of Woodspring Addition not be tied to the platting of this property. Replatting of Woodspring Addition is presently a requirement of the last parcel boundary adjustment for the associated Community Unit Plan.
- J. On the final plat, the street name "Deer Run" shall be relabeled "26th Street North." The approved street name alternative to the numbered street name 26th Street is "Oxford." The applicant may choose this name rather than 26th Street North to be indicated on the final plat.
- K. On the final plat tracing, the 15-foot street, drainage and utility easement shall be shown adjacent to the public streets within the Reserves.
- L. On the final plat, the platlor's text shall reference the platting of the three-foot maintenance and wall easement.
- M. Prior to submitting a final plat, the applicant shall meet with City staff regarding the issues surrounding the three proposed deadend streets. It is generally staff consensus that the deadend stubs serving Lots 36 and 37, Block 1 and Lots 7 and 6, Block 1 should be eliminated in favor of extending lot lines to the loop street and establishing joint access easements to benefit the affected lots. Too many lots are potentially served by the deadend stub in the northwest corner of the plat and a hammerhead turnaround should be indicated on the final plat.
- N. The final plat shall indicate the following names for the three proposed deadend streets:
 - 1. Plumthicket Circle - Adjacent to Lots 35 through 38, Block 1.
 - 2. Lakepoint Circle - Adjacent to Lots 5 through 7, Block 1.
 - 3. Bent Tree Circle - Adjacent to Lots 21 through 25, Block 1.

Bill G. Yung Design

Re: S/D 85-2 - Revised Preliminary Plat of Deer Run Addition

April 12, 1985

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- O. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- P. The applicant shall submit a copy of the Cities Service Gas Line easement on this property.
- Q. The applicant shall submit a copy of the Cooperative Refinery Association easement on this property.
- 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- S. The applicant shall obtain the off-site storm sewer and sanitary sewer easements required by the drainage and sanitary sewer layout plans for this plat.
- T. The plat's text on the final plat shall make appropriate reference to the platting of the five-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- U. The final plat shall indicate the recording information for the Cooperative Refinery Association easement across the southwest corner of this plat.
- V. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval.
- W. The final plat shall indicate the recording information for the existing Cities Service Gas Line easement on this property.

Bill G. Yung Design

Re: S/D 85-2 - Revised Preliminary Plat of Deer Run Addition

April 12, 1985

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- X. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- Y. 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,

FLN_{bb}

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Mid-Kansas Engineering Consultants, P.A., 3500 North Rock Road,
#800, Wichita, KS 67226
Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Pa - Sub Apr. 11 Water

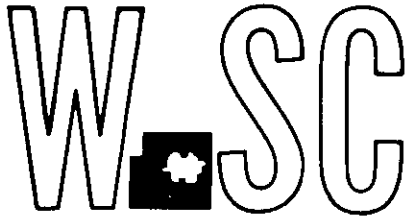
- 1 Kiack's 2nd Addition. Water Line on E side of Gen. Wash. Blvd. ∴ No water problem
- 2 Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
- 3 Middtown 4th Addition. Water available all sides of property. No water in areas to be vacated. except Highway R/W side.
- 4 Penstemon 3rd Addition. Existing water in Greenbriar may be tapped to extend water to Greenbriar Court. Item B.
- 5 Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
- 6 Pawnee Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
- 7 Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plot. No problem
- 8 Copeland Industrial Park. End of existing water main is located 1240' S of the N PL of 33rd St. N. on Hydraulic, coming from the north. 33rd St is 1/2 section road. Property should be served now.
- 9 Steve Graham Addition. Existing water available
10. Walnut Creek^{2nd} Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
- 11 Williamsburg. No Problem.

Prc. Sub Mar. 28, 1985
28

Water

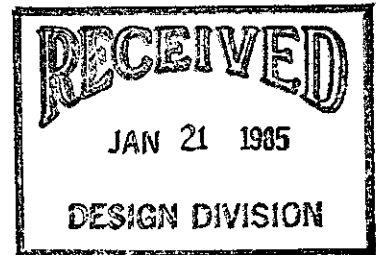
- | Item | Project |
|------|--|
| 1. | Vac. Access Control on Tyler Ct. - no problem |
| 2. | Sherwood Acres Mobile Home Park - Water goes E from Minneapolis to approx. 146' E. of E Minneapolis |
| 3. | Midtown Third Addition - 6" Water in Water St. Access must be maintained along Water St. Park Elem. School has service from Water St. Is Lot 5 - 40x433? |
| 4. | Inwood Addition - No water in 36th or 34th at this time. There is a project for 36 St. (Cometara Office Center 81758) and a project for for 34th St. (81759). neither have been let. No project set up for Inwood Addn. Item A - extend water. |
| 5. | Deerwood Addition - Existing 24" PCSC Water Main in Webb Rd. |
| 6. | Andersen Investment Third - Area served |
| 7. | Batson Industrial Second - Mnd Petition for Water extension |
| 8. | Lot 2 Block 3 Riverside Ranch Second - No problem |
| 9. | Fallcross Cr. Utility Esmt. - No problem |
| 10. | Lot 3 & 4 Sherwood - No water in Esmt. |

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 18, 1985

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

Re: S/D 85-2 - Preliminary Plat of Deerfield Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 17, 1985, 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 extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets, to the 29-foot public street standard.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot within this plat.

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Bill G. Yung Design

Re: S/D 85-2 - Preliminary Plat of Deerfield Addition

January 18, 1985

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- H. As stated in Item 13 of the General Provisions of DP-96, the development of a parcel with a land use that is not illustrated on the C.U.P. requires the submission of a site plan for approval by the Director of Planning. This site plan shall be submitted and approved prior to submission of a final plat. The present C.U.P. depicts development of this property with 4-plexes.
- I. The final plat shall indicate the recording information for the Co-operative Refinery Association easement across the southwest corner of this plat.
- J. The applicant shall submit a copy of the Cooperative Refinery Easement Agreement which affects this property.
- K. The final plat shall indicate the 15-foot street, drainage and utility easement through the reserves adjacent to the streets.
- L. For easements centered on lot lines, the center lines shall be indicated on the final plat.
- M. The applicant shall obtain, by separate instrument, the 10-foot, off-site utility easement indicated adjacent to the west line of the plat.
- N. On the final plat, the street name "Deerfield" shall be changed to "26th Street North."
- O. If reserves are indicated on the final plat, the platator's text shall specify who is to own and maintain them.
- P. If reserves are indicated on the final plat, 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- Q. The final plat shall indicate the recording information for the existing Cities Service Gas Line Easement on this property.
- R. The applicant shall submit a copy of the Cities Service Gas Line Easement on this property.

Bill G. Yung Design
Re: S/D 85-2 - Preliminary Plat of Deerfield Addition
January 18, 1985
Page 3

- S. Since this plat proposes the platting of narrow street rights-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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- T. The applicant shall obtain the off-site storm sewer and sanitary sewer easements required by the drainage and sanitary sewer layout plan for this plat.
- U. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Tallgrass Company, 8100 East 22nd Street North, Bldg. 1900,
Wichita, KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 North Rock Road, #800,
Wichita, KS 67206
✓ Mike Lindebak, City Engineer

Water Lines
For Sub-Division 1-17-85

1-14-85 RLV

1. No water involved

2. Deerfield Addition

Existing 24" RCCP (Lock Joint) Main on the West side
of Webb Road. May be tapped to serve Deerfield

3. Meridian Outlet Mall

Nearest Water located 10.5' S & 23.5' E of S.E. C. 1
of 33rd & Meridian

Problems:

1. How to serve Lot 4 Block 1?

2. " " " Lots 7, 8, 11, 12, 15, 16, 17, 20, 23, 24, Block 1

4. New Western Addition

8" and 2" as shown

5. Casado-Walker Addition

16" on E side Tyler

Note: #1445 S. Tyler has service; is this at 1445?

Has Water, Sewer, Fire Service

6. Chelsea Industrial Park

12" A.C. on N side of 47th st.

7. Mc Murtry Addition

Existing water main to be relocated.

B. Dooten on 1-7-85 requested an amount for a
Letter of Credit that would guarantee the project
was completed. \$9500⁰⁰ should cover the project.

Baughman to design project and write easements

S/D No.: 85-2 Name: DEER RUN ADDITION (Formerly Deerwood, formerly
Deerfield)

1st Rev. Prelim. Appr.: 4/11/85
1st Prelim. Approved: 1/17/85
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: On the west side of Webb Road, in an area south of 29th
Street North.

Owner: Tallgrass Company, 8100 E. 22nd St. No., Bldg. 1900, Wichita, KS 67226

Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 16.6 Acres ±
 2. Number of Lots:
 - Residential: 42
 - Office:
 - Commercial:
 - Industrial:
 - Total: 42
 3. Minimum Lot Area: 9,350 Sq. Ft.
 4. Existing Zoning: "AA" with DP-96
 5. Proposed Zoning: "AA" with DP-96
-

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Tallgrass Community Unit Plan (DP-96) and represents the platting of Parcel 4. This second revised preliminary plat supercedes a revised preliminary plat approved on April 11, 1985. Development of the property is now intended for conventional single-family uses.

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall guarantee the paving of the private street proposed to serve Lots 14 through 20, Block 1 to the 21-foot public street paving standard.
- G. On the final plat, the perimeter of Reserve K, in the vicinity of Lot 19, shall be expanded to include the "turnaround easement" depicted on the preliminary plat.
- H. On the final plat, the plattor's text shall reference that Reserve K is being platted for purposes of a private street.
- I. Since this plat proposes the platting of a reserve for a narrow private street, the final plat shall indicate a 15-foot wide "public utility, drainage and private street easement" adjacent to all sides of Reserve K.
- J. On the final plat, a 20-foot wide building setback shall be platted from the perimeter of Reserve K. The establishment of this setback will allow a 5-foot wide planting and landscaping strip between the proposed dwelling units and the 15-foot wide public utility, drainage and private street easement." The five-foot separation will also help to insure that building foundations do not encroach the land being set aside for utilities, drainage and private street purposes.

- K. On the final plat, the private street proposed to serve Lots 14 through 20, Block shall be named "Deer Run Circle."
- L. 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.
- 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. 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.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot 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.
- Q. 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.
- R. On the final plat, the granting of the "public utility, drainage and private street easement" shall be referenced.
- S. On the final plat, the granting of the 3-foot wide wall easement shall be referenced.
- T. On the final plat, the recording information for the Cities Service and Co-Op Refinery easements shall be indicated on the face of the plat.
- U. 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.
- V. 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.
- W. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery and Cities Service Gas Company easements on this property.
- X. On the final plat, the pipeline easement in the southwest corner of the plat shall be dimensioned.
- Y. The applicant shall obtain, by separate instrument, a 20-foot wide off-site utility easement adjacent to the westerly line of this plat.

- Z. On the final plat, bearings and distances shall be indicated for the perimeters of the reserves.
- AA. The final plat shall label the centerline of the utility easements.
- BB. 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 applicant's last proposal for development of this property caused the associated Community Unit Plan parcel to be approved for zero lot line homes. Since zero lot line homes are no longer proposed, the applicant shall submit a new site plan for review and approval which illustrates the land use now proposed. Also, the applicant needs to gain approval for an administrative adjustment to delete parcel boundary adjustments which were previously granted, based on development proposals which are no longer proposed. Prior to filing a final plat, the required site plan and administrative adjustment of C.U.P. parcel boundaries shall be approved.
- CC. 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.
- DD. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- ~~EE~~ The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- ~~EE~~ The representatives from the City Engineer's office and Traffic Engineering should be prepared to comment on the acceptability of the geometrics of the Webb Road/Deer Run intersection.

- K. The applicant is advised that a letter should accompany his zero lot line development plan which requests that replatting of Woodspring Addition not be tied to the platting of this property. Replatting of Woodspring Addition is presently a requirement of the last parcel boundary adjustment for the associated Community Unit Plan.
- L. On the final plat tracing, the street name "Deer Run" shall be relabeled "26th Street North." The approved street name alternative to the numbered street name 26th Street is "Oxford." The applicant may choose this name rather than 26th Street North to be indicated on the final plat.
- M. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- N. The applicant shall submit a copy of the Cities Service Gas Line easement on this property.
- O. The applicant shall submit a copy of the Cooperative Refinery Association easement on this property.
- P. 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- Q. The final plat tracing shall indicate the recording information for the Cooperative Refinery Association easement across the southwest corner of this plat.
- R. The final plat tracing shall reference "ROBERT C. BROWN," as Mayor.
- S. Since the building setbacks established by the Community Unit Plan provide for a 5-foot separation between the front of the building and the "15-foot street, drainage and utility easement," no setbacks need to be platted as a part of this plat.
- T. As was discussed at the time of preliminary plat review, the deadend street stub (now labeled as Reserve F) serving Lots 6 and 7, Block 1 shall be eliminated in favor of extending lot lines to the loop street and establishing a joint access easement to benefit the affected lots. The joint access easement shall be drafted and submitted to the Planning Department for review and approval. After approval as to form, the access easement shall be recorded so appropriate recording information may be indicated on the final plat tracing. The text of the access easement shall clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text. A copy of the recorded instrument shall be submitted for the plat file.
- U. On the final plat tracing, the purpose of the "3-foot maintenance and wall easement" shall be clearly stated in the platting's text.
- V. The final plat tracing shall omit the platting of the "5-foot maintenance easement" within the 20-foot utility easement adjacent to the south lines of Lots 7 and 8. Roof overhangs are not permitted within utility easements.

Final Plat

SUBDIVISION REPORT

S/D No. 85-2 - DEER RUN ADDITION (Formerly Deerwood, formerly Deerfield)

Page 3

- W. The platlor's text, for the purposes of Reserves E and A, shall be amended to reference that these Reserves are platted also for access by the adjoining property owner for maintenance of his structure and a 2.0-foot roof overhang.
- X. Closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Z. The City Engineer's representative shall be prepared to comment on the drainage for this property and state whether any drainage improvements need to be guaranteed with the plat.

S/D No.: 85-2 Name: DEERWOOD ADDITION

Preliminary Approved: 1/17/85
Scheduled S/D Meeting: 3/28/85

DESCRIPTION

General Location: West side of Webb Road in an area south of 29th Street North.
Owner: Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 8.14 Acres
 2. Number of Lots:
 - Residential: 20
 - Office:
 - Commercial:
 - Industrial:
 - Total: 20
 3. Minimum Lot Area: 7,441.4 Sq. Ft.
 4. Existing Zoning: "AA" with DP-96
 5. Proposed Zoning: "AA" with DP-96
-

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Tallgrass Community Unit Plan (DP-96) and represents the platting of Parcel 4. The lots are proposed for development of duplexes and single family homes.

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets to the 29-foot public street standard.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot within this plat.
- H. At the time this plat was reviewed in preliminary form, the applicant was advised that Item 13 of the General Provisions of DP-96 states that the development of a parcel with a land use not illustrated on the C.U.P. requires the submission of a site plan for approval by the Director of Planning. It was noted that the present site plan depicted development of this property with 4-plexes, whereas lots for duplexes and single-family homes were proposed by the preliminary plat. A condition of preliminary plat approval was the submitting of a revised site plan for review and approval prior to submitting this final plat.

On January 23, 1985, the Director of Planning approved a revised site plan for duplexes and a requested C.U.P. parcel boundary adjustment subject to a replat being approved for Block 4, Woodspring Addition. Woodspring Addition is adjacent to this plat to the south. The replatting of a part of Woodspring Addition is required in order to provide for the parcel boundary adjustment and to reflect the applicant's revised site development plan. In order to assure that the plat of Deerwood Addition will be in agreement with the C.U.P. parcel boundaries, this plat shall not be scheduled for City Commission review until it can be accompanied to the City Commission with the required replat of Block 4, Woodspring Addition.

- I. On the final plat tracing, the 15-foot street, drainage and utility easement shall be shown adjacent to the public streets with Reserve "C".
- J. On the final plat tracing, the plat's text shall be amended to reference the platting of the 3-foot maintenance and wall easement.
- K. The applicant shall dedicate, by separate instrument, the 15-foot street, drainage and utility easement needed off-site adjacent to the north line of 26th Street North.
- L. If reserves are indicated on the final plat, 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- M. The applicant shall submit a copy of the Cities Service Gas Line Easement on this property.
- N. Since this plat proposes the platting of narrow street rights-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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- O. The applicant shall obtain the off-site storm sewer and sanitary sewer easements required by the drainage and sanitary sewer layout plans for this plat.
- P. Closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- R. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.

- K. On the final plat, the street name "Deer Run" shall be relabeled "26th Street North." The approved street name alternative to the numbered street name 26th Street is "Oxford." The applicant may choose this name rather than 26th Street North to be indicated on the final plat.
- L. Section 7-201(R) of the Subdivision Regulations requires a permanent turnaround to be provided for all deadend streets created by a plat. For short deadend streets, the standard requirement for a turnaround with a turning diameter of at least 70 feet may be waived in favor of a hammerhead turnaround. Since the three deadend streets proposed by this plat all serve a relatively few number of lots and the segment of street to be terminated is short in length, it is recommended that hammerhead turnarounds be required for the deadend streets rather than full-size cul-de-sacs. The applicant shall guarantee the construction of the three hammerhead turnarounds and the final plat shall indicate ample right-of-way for the hammerhead turnarounds.
- M. The final plat shall indicate the following names for the three proposed deadend streets:
1. Plumthicket Circle - Adjacent to Lots 35 through 38, Block 1.
 2. Lakepoint Circle - Adjacent to Lots 5 through 7, Block 1.
 3. Bent Tree Circle - Adjacent to Lots 21 through 25, Block 1.
- N. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- O. The applicant shall submit a copy of the Cities Service Gas Line easement on this property.
- P. The applicant shall submit a copy of the Cooperative Refinery Association easement on this property.
- 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- R. The applicant shall obtain the off-site storm sewer and sanitary sewer easements required by the drainage and sanitary sewer layout plans for this plat.
- S. The platting text on the final plat shall make appropriate reference to the platting of the five-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- T. The applicant is reminded that his last C.U.P. parcel boundary adjustment required the replatting of Woodspring Addition to the south. The issue of whether this replat must occur prior to or at the same time this plat is forwarded to the City Commission needs to be resolved when the second parcel boundary adjustment and revised site plan is submitted for this property. (See Item H of these Comments.)
- U. The final plat shall indicate the recording information for the Cooperative Refinery Association easement across the southwest corner of this plat.

- V. The final plat shall indicate the recording information for the existing Cities Service Gas Line easement on this property.
- W. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The City Engineer's representative shall be prepared to comment on the drainage concept for this property and state whether any drainage improvements need to be guaranteed with the plat.



S/D No.: 85-2 Name: DEERFIELD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/17/85

DESCRIPTION

General Location: West side of Webb Road in an area South of 29th Street North.
Owner: Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900,
Wichita, KS 67226
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 14.4 Acres
 2. Number of Lots:
 - Residential: 36
 - Office:
 - Commercial:
 - Industrial:
 - Total: 36
 3. Minimum Lot Area: 7,200 Sq. Ft.
 4. Existing Zoning: "AA" with DP-96
 5. Proposed Zoning: "AA" with DP-96
-

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Tallgrass Community Unit Plan (DP-96) and represents the platting of Parcel 4. The lots are proposed for development of duplexes and single family homes.

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets, to the 29-foot public street standard.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot within this plat.
- H. As stated in Item 13 of the General Provisions of DP-96, the development of a parcel with a land use that is not illustrated on the C.U.P. requires the submission of a site plan for approval by the Director of Planning. This site plan shall be submitted and approved prior to submission of a final plat. The present C.U.P. depicts development of this property with 4-plexes.
- I. The final plat shall indicate the recording information for the Cooperative Refinery Association easement across the southwest corner of this plat.
- J. The applicant shall submit a copy of the Cooperative Refinery Easement Agreement which affects this property.
- K. The final plat shall indicate the 15-foot street, drainage and utility easement through the reserves adjacent to the streets.
- L. For easements centered on lot lines, the center lines shall be indicated on the final plat.

- M. The applicant shall obtain, by separate instrument, the 10-foot, off-site utility easement indicated adjacent to the west line of the plat.
- N. On the final plat, the street name "Deerfield" shall be changed to "26th Street North."
- O. If reserves are indicated on the final plat, the platator's text shall specify who is to own and maintain them.
- P. If reserves are indicated on the final plat, 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- Q. The final plat shall indicate the recording information for the existing Cities Service Gas Line Easement on this property.
- R. The applicant shall submit a copy of the Cities Service Gas Line Easement on this property.
- S. Since this plat proposes the platting of narrow street rights-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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- T. The City Engineer's representative shall be prepared to comment on the drainage concept for this property and state whether any drainage improvements need to be guaranteed with the plat. *Require off-site drainage easement.*
- U. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 85-2 Name: DEER RUN ADDITION (Formerly Deerwood, formerly Deerfield)

2nd Rev. Prelim. Appr.: 5/8/86
1st Rev. Prelim. Appr.: 4/11/85
1st Prelim. Approved: 1/17/85
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: On the west side of Webb Road, in an area south of 29th Street North.
Owner: Tallgrass Company, 8100 E. 22nd St. No., Bldg. 1900, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 16.6 Acres ±
2. Number of Lots:
 - Residential: 42
 - Office:
 - Commercial:
 - Industrial:
 - Total: 42
3. Minimum Lot Area: 9,350 Sq. Ft.
4. Existing Zoning: "AA" with DP-96
5. Proposed Zoning: "AA" with DP-96

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Tallgrass Community Unit Plan (DP-96) and represents the platting of Parcel 4.

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall guarantee the paving of the private street proposed to serve Lots 14 through 20, Block 1 to the 21-foot public street paving standard.
- G. On the final plat tracing, the plattor's text shall be amended to include Reserve "J" in the sentence which plats the reserves for "the construction and maintenance of public utilities and drainage."
- H. The representative from the City Engineer's office should be prepared to comment on the acceptability of platting Reserve "E" for drainage and permanent recreational structures (e.g., swimming pool and related structures). Utility easements have been defined within this reserve.
- I. On the final plat tracing, the face of the plat shall be corrected to label Reserve "J" as a private street, not a private drive.
- 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. 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.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot 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.
- N. 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.
- N. On the final plat tracing, the granting of the private street easement shall be referenced in the plattor's text.
- O. 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.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery and Cities Service easement on this property.
- R. The applicant shall obtain, by separate instrument, a 20-foot wide off-site utility easement adjacent to the westerly line of this plat.
- S. On the final plat tracing, the difference between the bearing indicated on the face of the plat, for the east line of the plat, and the plattor's text shall be eliminated.
- 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 Board of City Commissioners.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed with this plat?
- W. At the time of preliminary plat approval, a requirement was made for a proposed paving layout plan for the Deer Run/Webb Road intersection. The City Engineer's representative and the Traffic Engineer should be prepared to comment on the acceptability of this plan.