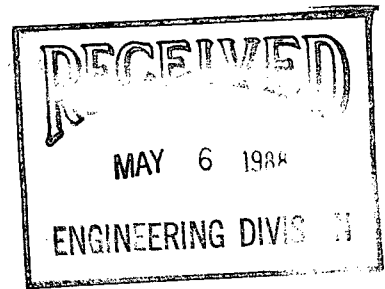


METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 6, 1988

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

Re: Final Plat S/D 88-6 - COUNTRY WALK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall provide City Engineering with the information necessary to redefine the special assessments existing on the lots being platted.
- 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 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.
- G. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

SEDGWICK COUNTY

Final Plat S/D 88-6 - COUNTRY WALK 2ND ADDITION
Page 2

- I. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. Since the applicant's development plans for this property have significantly changed, the applicant is advised that the formerly associated zone change case (Z-2821), requesting "AA" to "B", will be closed after this plat is recorded.
- L. Given the applicant's plan to convey Lot 1, Block 1 to Wichita Collegiate School, the applicant shall request an administrative adjustment to permit construction of private school facilities within the perimeter of the Community Unit Plan (DP-166). Also, given the revised road alignments and land uses proposed by this plat, the applicant shall submit revised prints of the C.U.P. to reflect this and other final plats in the area.
- M. Since Lot 1, Block 1 is being platted for conveyance to Wichita Collegiate School, the applicant shall attempt to obtain a letter from Wichita Collegiate School requesting annexation of their existing school site.
- N. On the final plat tracing, the City Council signature block shall indicate Sheldon Kamen as Mayor.
- O. On the final plat tracing, a dimension shall be indicated on the face of the plat, for the area of complete access control being dedicated to Webb Road.
- P. A reference to the pipeline easement should also be shown on the face of the plat and not just in the detail.
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SEDGWICK COUNTY

Final Plat S/D 88-6 - COUNTRY WALK 2ND ADDITION

Page 3

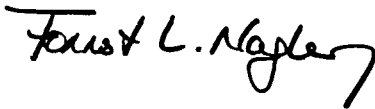
- S. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.

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 12, 1988 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: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67226
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Mike Lindebak, City Engineer

MAY 5, 1988

STAFF REPORT

(Final Plat; Revised Preliminary Approved 4/21/88;
Original Preliminary Approved 10/8/87)

CASE NUMBER: S/D 88-6 - COUNTRY WALK 2ND ADDITION

OWNER/APPLICANT: Lakepoint Company, c/o Jack Ritchie,
8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226

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

LOCATION: At the northeast corner of Gatewood and Country Walk.

SITE SIZE: 21.4 Acres

NUMBER OF LOTS:

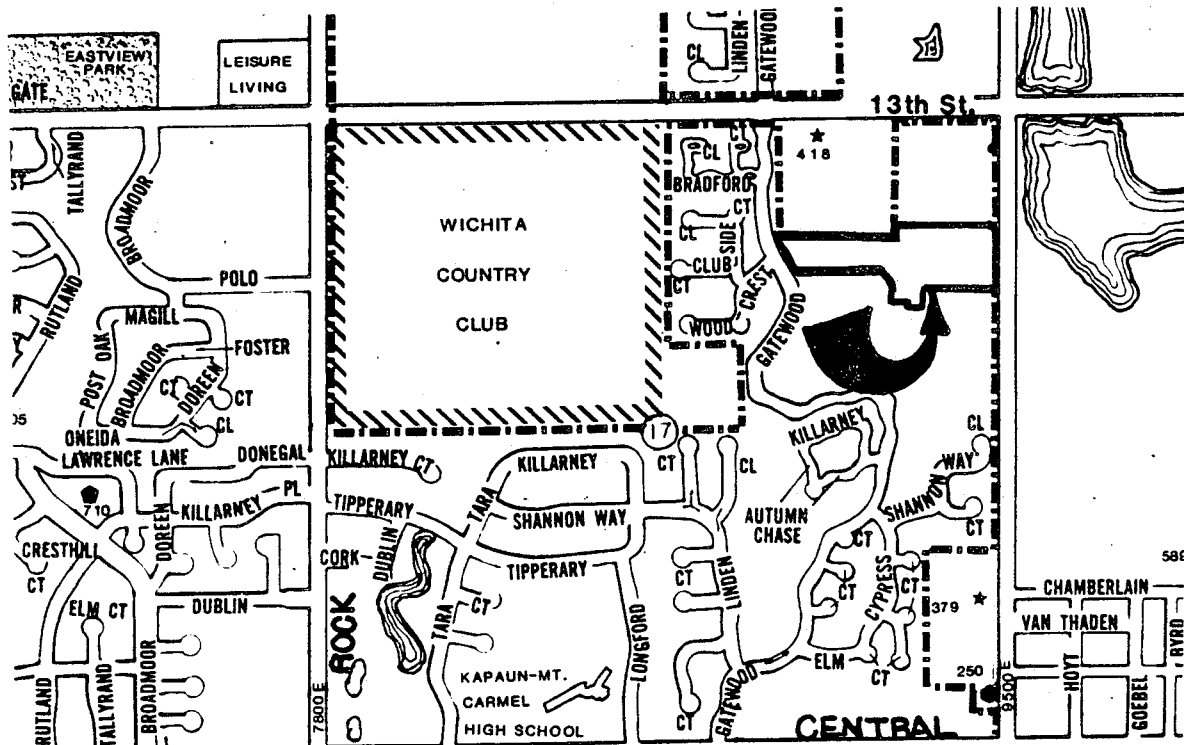
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 10,133 Sq. Ft.

CURRENT ZONING: "AA" with DP-166

PROPOSED ZONING: "AA" with DP-166

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lot 1, Block 1 is being platted for expansion of the Wichita Collegiate School.

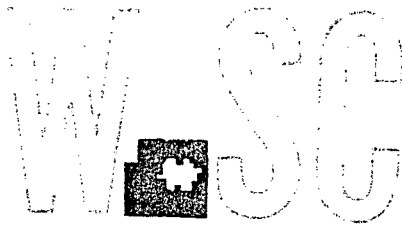
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit 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.
- H. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

COUNTRY WALK 2ND ADDITION

Page 3

- L. Since the applicant's development plans for this property have significantly changed, the applicant is advised that the formerly associated zone change case (Z-2821), requesting "AA" to "B", will be closed after this plat is recorded.
- M. Given the applicant's plan to convey Lot 1, Block 1 to Wichita Collegiate School, the applicant shall request an administrative adjustment to permit construction of private school facilities within the perimeter of the Community Unit Plan (DP-166). Also, given the revised road alignments and land uses proposed by this plat, the applicant shall submit revised prints of the C.U.P. to reflect this and other final plats in the area.
- N. Since Lot 1, Block 1 is being platted for conveyance to Wichita Collegiate School, the applicant shall attempt to obtain a letter from Wichita Collegiate School requesting annexation of their existing school site.
- O. On the final plat tracing, the City Council signature block shall indicate Sheldon Kamen as Mayor.
- P. On the final plat tracing, a dimension shall be indicated on the face of the plat, for the area of complete access control being dedicated to Webb Road.
- Q. A reference to the pipeline easement should also be shown on the face of the plat and not just in the detail.
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- U. 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 City Council!
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 22, 1988

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

Re: S/D 88-6 - COUNTRY WALK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

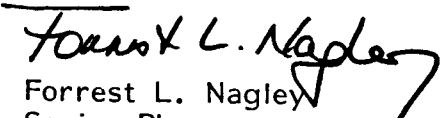
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit 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.

- H. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- L. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. The final plat shall label the centerline of the utility easements.
- O. 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.
- P. On the final plat, the centerline of adjacent Webb Road shall be indicated.
- Q. Since the applicant's development plans for this property have significantly changed, the applicant is advised that the formerly associated zone change case (Z-2821), requesting "AA" to "B", will be closed after this plat is recorded.
- R. Given the applicant's plan to convey Lot 1, Block 1 to Wichita Collegiate School, the applicant shall request an administrative adjustment to permit construction of private school facilities within the perimeter of the Community Unit Plan (DP-166). Also, given the revised road alignments and land uses proposed by this plat, the applicant shall submit revised prints of the C.U.P. to reflect this and other final plats in the area.

- S. Since Lot 1, Block 1 is being platted for conveyance to Wichita Collegiate School, the applicant shall attempt to obtain a letter from Wichita Collegiate School requesting annexation of their existing school site.
- T. On the final plat tracing, a 10-foot wide utility easement shall be indicated on the lot line common to lots 5 and 6.
- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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:jcm
Enclosure

cc: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 5, Wichita, KS 67226
Bill Yung Design, 4912 E. 29th St. N., Ste. 1, Wichita, KS 67220

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 4

APRIL 21, 1988

STAFF REPORT
(Revised Preliminary; Original Preliminary Approved 10/8/87)

CASE NUMBER: S/D 88-6 - COUNTRY WALK 2ND ADDITION

OWNER/APPLICANT: Lakepoint Company, c/o Jack Ritchie,
8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226

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

LOCATION: At the northeast corner of Gatewood and Country Walk.

SITE SIZE: 21.4 Acres

NUMBER OF LOTS:

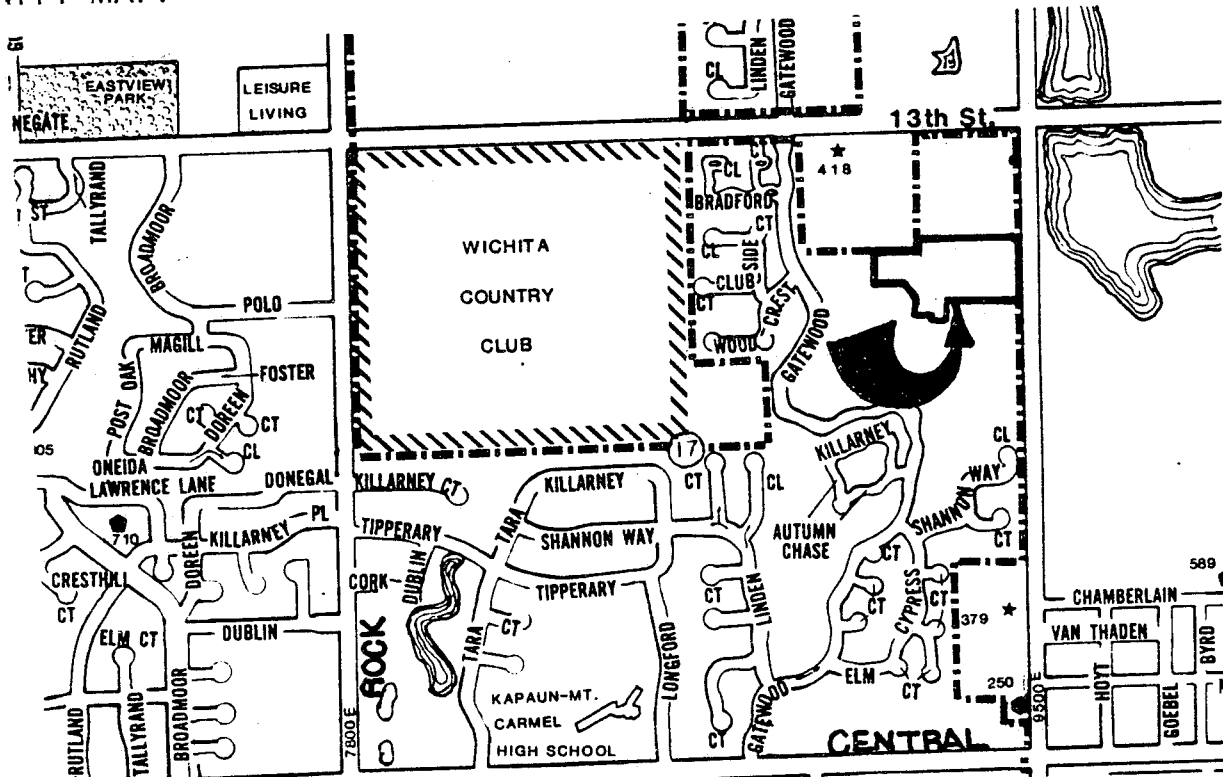
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 10,133 Sq. Ft.

CURRENT ZONING: "AA" with DP-166

PROPOSED ZONING: "AA" with DP-166

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents a revised preliminary plat. The original preliminary plat was approved on October 8, 1987. Lot 1, Block 1, is being platted for expansion of the Wichita Collegiate School.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit 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.
- H. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- L. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

COUNTRY WALK 2ND ADDITION

Page 3

- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. The final plat shall label the centerline of the utility easements.
- O. 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.
- P. On the final plat, the centerline of adjacent Webb Road shall be indicated.
- Q. Since the applicant's development plans for this property have significantly changed, the applicant is advised that the formerly associated zone change case (Z-2821), requesting "AA" to "B", will be closed after this plat is recorded.
- R. Given the applicant's plan to convey Lot 1, Block 1 to Wichita Collegiate School, the applicant shall request an administrative adjustment to permit construction of private school facilities within the perimeter of the Community Unit Plan (DP-166). Also, given the revised road alignments and land uses proposed by this plat, the applicant shall submit revised prints of the C.U.P. to reflect this and other final plats in the area.
- S. Since Lot 1, Block 1 is being platted for conveyance to Wichita Collegiate School, the applicant shall attempt to obtain a letter from Wichita Collegiate School requesting annexation of their existing school site.
- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.