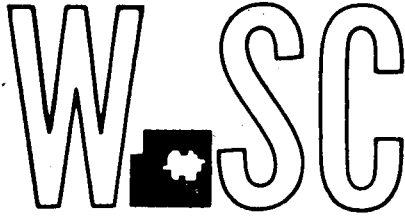


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 10, 1986

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

Re: Final Plat S/D 86-86 - JEFF & JAY THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 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 the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must 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 of the instrument. The text of the instrument will need to include language to release the previously established private access easement required when Jeff and Jay Second Addition was platted (Film 0766, Page 0441).
- D. Since the existing access control to 29th Street North and utility easements are being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- F. On the final plat tracing, the platlor's text shall be amended to reference the platting of "access control except for one opening" to 29th Street North across the north line of Lot 1.

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- G. The final plat tracing shall indicate a 10-foot wide drainage easement adjacent to the west line of Lot 4.
- H. The final plat tracing shall indicate the platting of a minimum building pad elevation of 192.8 City Datum feet for Lot 5. This minimum building pad elevation shall also be expressed in mean sea level. It shall be referenced on the face of the plat as well as in the plat's text.
- I. Since this plat represents a minor replat of a recent subdivision, it is recommended that the Planning Commission consider this plat in final form only as provided for in Article 4-502 of the Subdivision Regulations.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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, October 16, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Woodlawn Development Company, a partnership, 151 N. Main,
Suite 300, Wichita, KS 67201
Mike Lindebak, City Engineer

1. Steven K. Miller. Vacation of platted Utility Easement. No water problem.
2. Woodland Estates 2nd Addition. Final Plat. Item B, mains to be extended. Main in Linden / Sherman Way must be extended before plot will have access to city water.
3. Jeff & Jay Third Addition. Final Plat. Existing water in 29th St. How will Lot 4 have access to 29th? How will Lot 4 get water? No other water problems.
4. Chiltons 600 S. Washington Addition. City Land Inventory Case. Preliminary Plat. End of 8" water main at SW corner of Washington and Orme. As Orme St. R/W going West from Washington, Access to lot 3 for water may require main extension. In Ida, a 20" main on the east side of Ida, continues to the north, and if necessary could be tapped for service. An extension of the 6" main in Ida could be considered to serve lot 3 if cost effective. No water problems.
5. Gentry 5th Addition Final Plat. Existing 3" and 16" water mains along the South side of Central. No water problems, main to provide fire hydrants or service to the northeasty part of lot 1 may be extended across Central if necessary.
6. Spring Hollow 3rd Addition. Final plat. Item B, mains to be extended. Plans have been submitted however project number cannot be changed at this time. (88146) Petitions to be amended or set up, etc. Otherwise, no water problem.
7. Cobblestone 2nd Addition. Preliminary Plat. Existing mains now serve the area. Services will need to be relocated because of the shifting of the lot lines. Developer's Engineer shall submit a plat showing existing services to the Water Dept. for service relocation or removal. New services shall be installed as requested by the Developer as needed. No water problem.

8. Ayesh Addition. Final plat. Area now served, no water problem.
9. AIC, Inc. Dedicates Street R/W. No water problem.
10. Haven Homes. Dedicate Utility Esmt. No water problem.

S/D No.: 86-86 Name: JEFF & JAY THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: On the south side of 29th Street North, west of Longfellow, if extended.
Owner: Woodlawn Development Company, a partnership, 151 N. Main, Suite 300, Wichita, KS 67201
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 4.36 Acres
2. Number of Lots:
 - Residential:
 - Office: 4
 - Commercial:
 - Industrial:
 - Total: 4
3. Minimum Lot Area: 16,625 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "BB"

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the ABKO 18 and 18A Community Unit Plan (DP-108).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must 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 of the instrument. The text of the instrument will need to include language to release the previously established private access easement required when Jeff and Jay Second Addition was platted (Film 0766, Page 0441).
- E. Since the existing access control to 29th Street North and utility easements are being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- F. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- G. On the final plat tracing, the plattor's text shall be amended to reference the platting of "access control except for one opening" to 29th Street North across the north line of Lot 1.
- H. Since this plat represents a minor replat of a recent subdivision, it is recommended that the Subdivision Committee consider this plat in final form only as provided for in Article 4-502 of the Subdivision Regulations.
- I. 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.

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

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

EASEMENT

THIS EASEMENT made this 16th day of September, 1986, by and between Woodlawn Development Company of the first part and the City of Wichita, of the second part.

WITNESSETH: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their UTILITY over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The East 20.00 feet of the West 470.00 feet of Lot 4, Block 1, Jeff & Jay Second Addition, an addition to Wichita, Sedgwick County, Kansas.

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

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

WOODLAWN DEVELOPMENT COMPANY

By: [Signature]
Donald J. Ablah, Attorney-in-fact
for Woodlawn Development Company

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 16th day of September, 1986.

[Signature]
Notary Public

My Appointment Expires: June 8, 1988

